KEY WEST HISTORIC SEAPORT
PHASE I

KEY WEST CITY COMMISSIONERS

MAYOR CRAIG CATES

COMMISSIONER JIMMY WEEKLEY,	DISTRICT I
COMMISSIONER MARK ROSSI,	DISTRICT II
COMMISSIONER BILLY WARDLOW,	DISTRICT III
COMMISSIONER TONY YANIZ,	DISTRICT IV
COMMISSIONER TERI JOHNSTON,	DISTRICT V
COMMISSIONER CLAYTON LOPEZ,	DISTRICT VI

CITY MANAGER JAMES K. SCHOLL

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		E-3	ELECTRIC NOTES AND DETAILS				

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST
HISTORIC
SEA PORT
PHASE I

KEY WEST BIGHT
KEY WEST, FL. 33040

SEAL

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DATE
02-25-14
06-19-14 HARC
01-12-15 BID

REVISIONS

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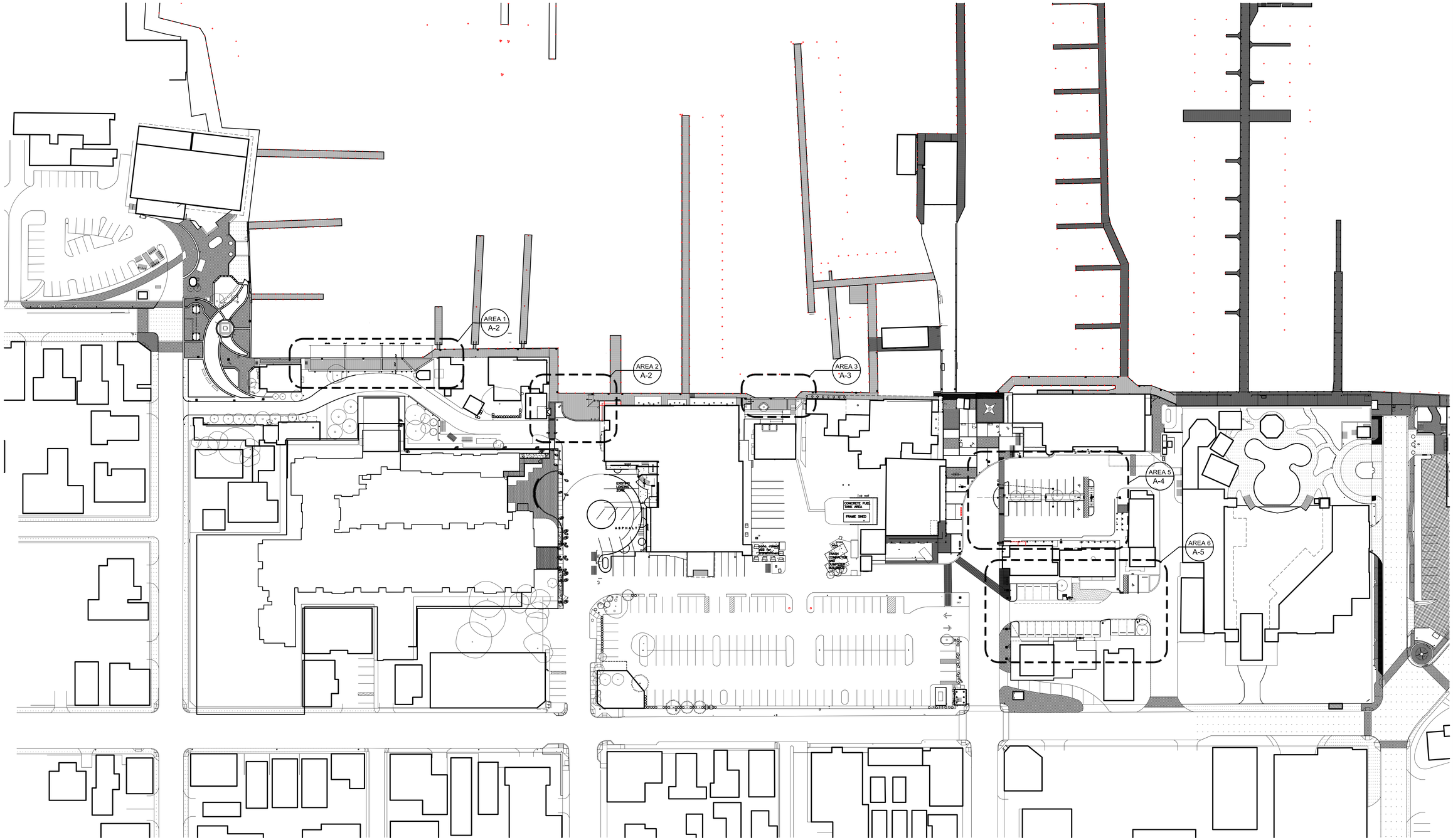
FH
EMA

PROJECT NUMBER
1226

A-0.1



PROPOSED SITE PLAN - PHASE 1

SCALE: 1"=50'-0"

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

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HISTORIC
SEA PORT
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PHASE I
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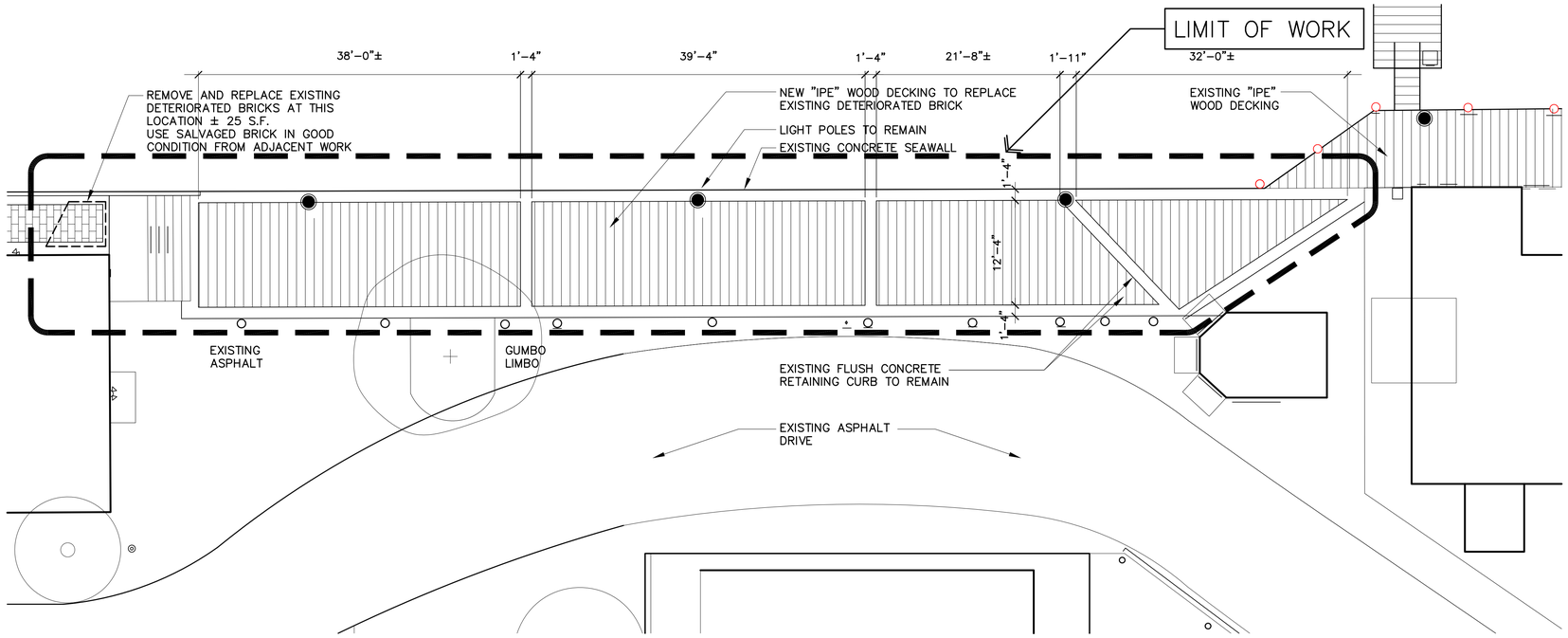
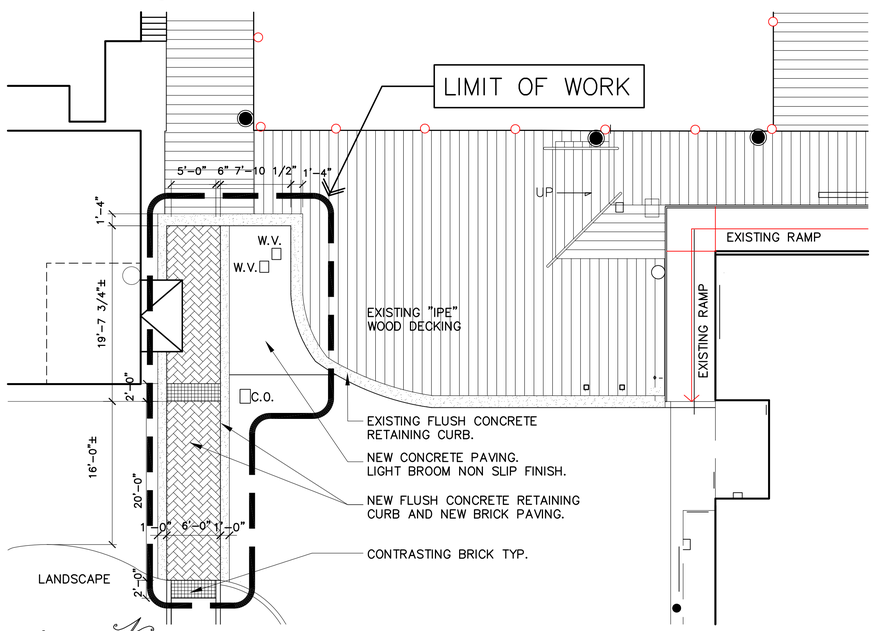


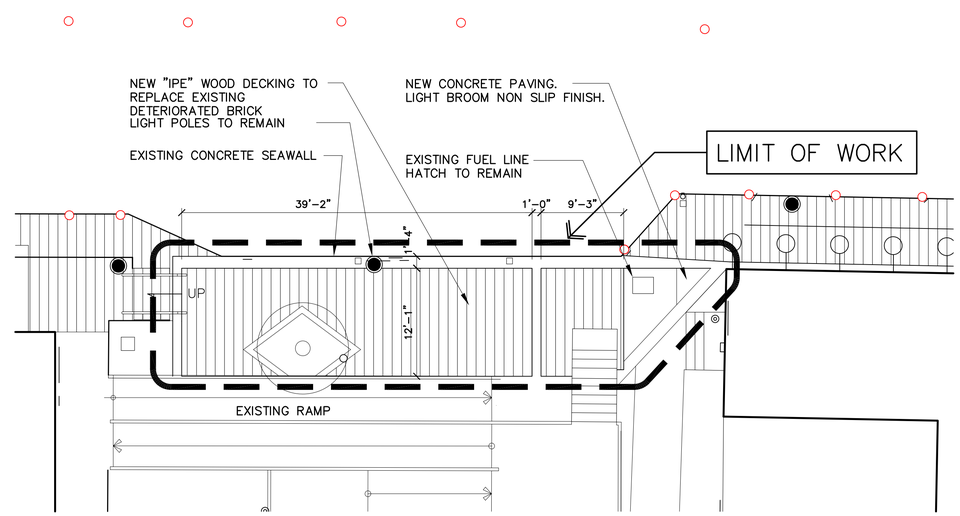
HISTORIC SEAPORT HARBORWALK - AREA #1 (PROPOSED)

SCALE: 1/8"=1'-0"



HISTORIC SEAPORT HARBORWALK - AREA #2 (PROPOSED)

SCALE: 1/8"=1'-0"



HISTORIC SEAPORT HARBORWALK - AREA #3 (PROPOSED)

SCALE: 1/8"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST
HISTORIC
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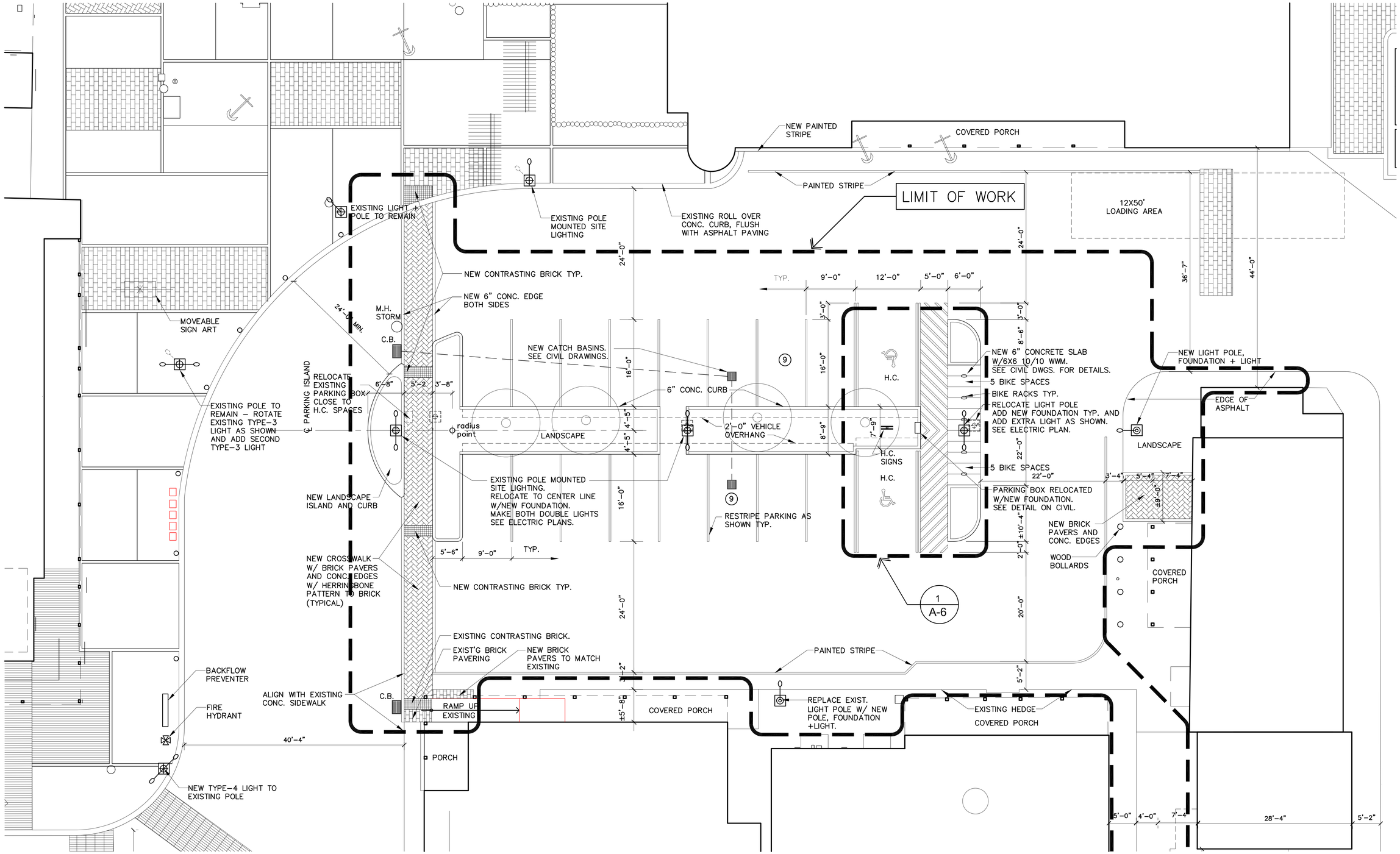

HISTORIC SEAPORT HARBORWALK - AREA #5 (PROPOSED)

SCALE: 1/8"=1'-0"

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KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
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KEY WEST, FL. 33040

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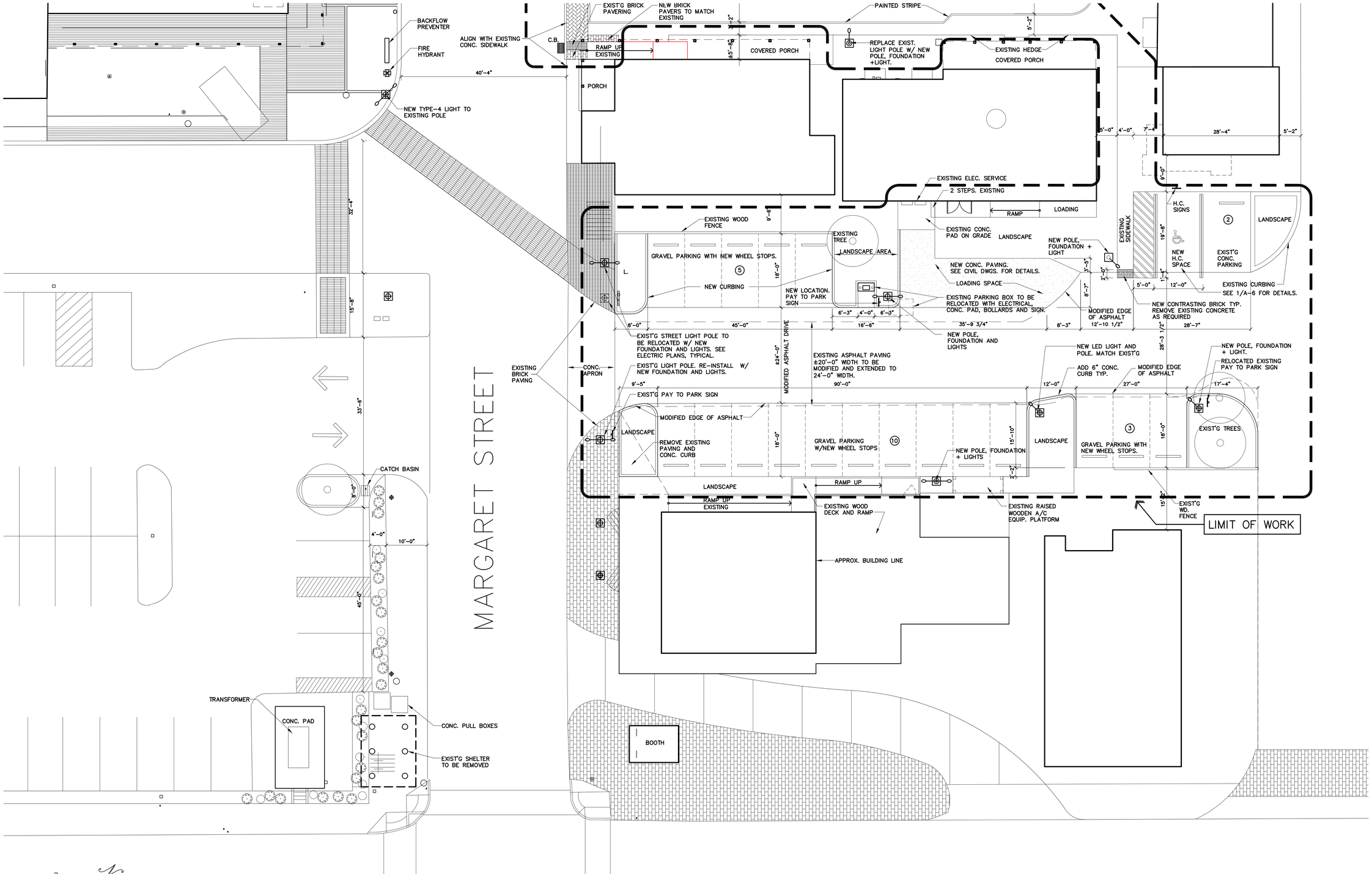
A-4



HISTORIC SEAPORT HARBORWALK - AREA #6 (PROPOSED)

SCALE: 3/32"=1'-0"

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PHASE I
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WILLIAM P. HORN ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
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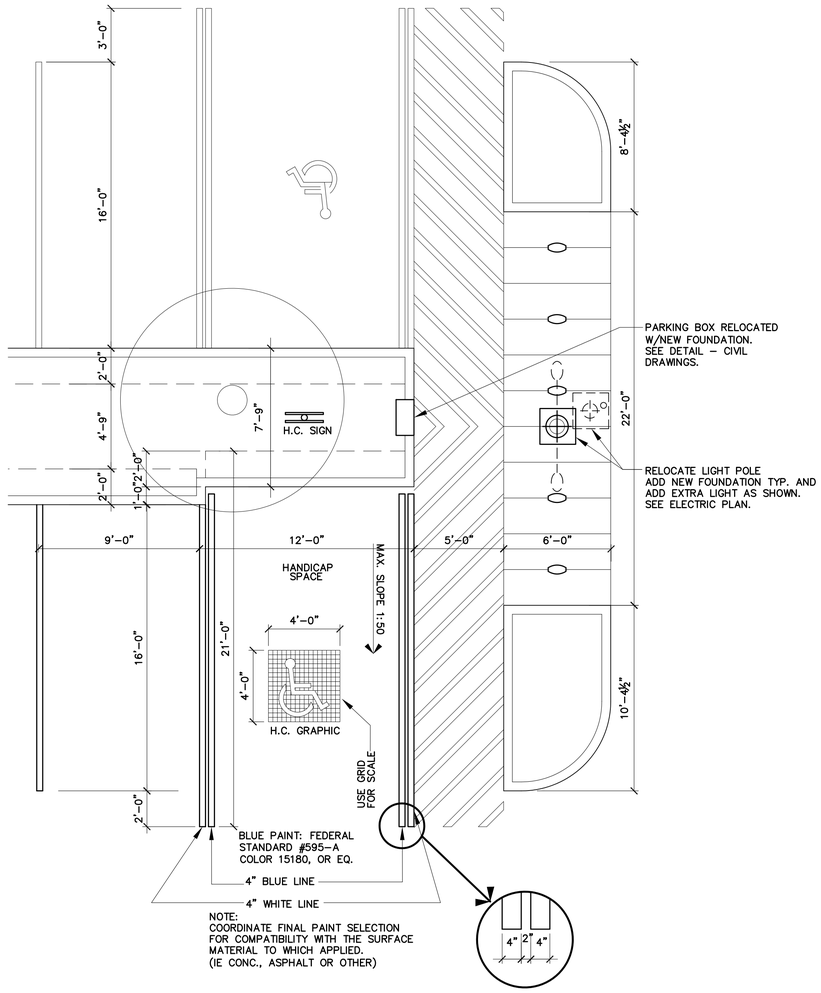
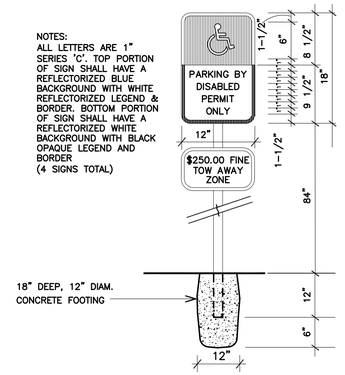
A-5



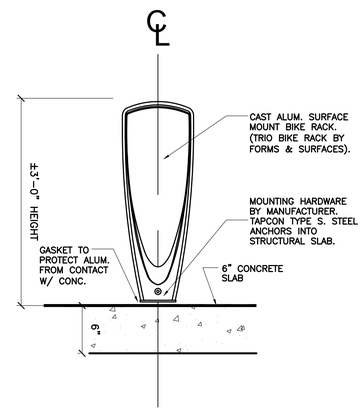
1 / A-6 H.C. PARKING SPACE

SCALE 1/4" = 1'-0"



2 / A-6 H.C. SIGN

SCALE 1" = 1'-0"



3 / A-6 BIKE STANCHION DTL.

SCALE 1" = 1'-0"

WILLIAM P. HORN
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33040

TEL. (305) 296-8302
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A-6

KEY WEST HISTORIC SEAPORT
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GENERAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND ADVISE THE ENGINEER OF ANY CONFLICTS OF REPRESENTATION BETWEEN DRAWINGS AND/OR SPECIFICATIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

2. THE CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK UNDER THIS CONTRACT AND NOTIFY THE ENGINEER IN WRITING OF ANY DIFFERENCES BEFORE COMMENCING WITH ANY CONSTRUCTION.

3. HORIZONTAL COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM. VERTICAL ELEVATIONS ARE BASED ON NGVD 1929 DATUM.

4. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELLSOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN. CONTRACTOR SHALL ALSO CONTACT CITY OF KEY LARGO / MONROE COUNTY PUBLIC WORKS OFFICE TO LOCATE SECONDARY ELECTRIC LINES.

5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.

6. ALL EXCAVATION, TRENCHING, SHEETING, SHORING AND BRACING SHALL BE INSTALLED AS REQUIRED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING OSHA (29 CFR 1926).

7. ALL ITEMS INDICATED TO BE REMOVED OR DEMOLISHED SHALL BE REVIEWED WITH THE DEVELOPER TO DETERMINE IF THE ITEM IS TO BE PROPERTY OF THE CONTRACTOR. ALL ITMES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS OTHERWISE NOTED. NO SALVAGE VALUE IS EXPRESSED OR IMPLIED BY THESE CONTRACT DOCUMENTS FOR ANY ITEMS TO BE REMOVED OR DEMOLISHED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND PERSONNEL, AND SHALL PROVIDE ADEQUATE BARRIERS TO PREVENT RISK TO OTHERS FROM THE CONTRACTOR'S ACTIVITIES.

9. WHERE ACTUAL DIMENSIONS AND SIZES ARE PROVIDED IN THE DRAWINGS, THEY SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.

10. THE CONTRACTOR SHALL SEQUENCE HIS OPERATIONS SUCH THAT ORANGE MESH SAFETY FENCING IS PROVIDED ALONG ALL AREAS BEING TRENCHED AND NO TRENCH IS LEFT OPEN AT THE END OF THE WORK DAY.

11. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITH OUT FIRST OBTAINING A CONSTRUCTION METER FROM THE FLORIDA KEYS AQUEDUCT AUTHORITY.

12. IF UNSATISFACTORY MATERIAL FOR ADEQUATE BEARING IS ENCOUNTERED AT THE NORMAL SUBGRADE, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE FOUNDATION STABILIZATION MATERIAL AS SPECIFIED.

13. IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN LIGHT LINE WEIGHT. NEW CONSTRUCTION IS SHOWN IN HEAVY LINE WEIGHT.

14. ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE, UNDER THE DIRECTION OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

NEW CONSTRUCTION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION OF NEW UTILITIES TO ANTICIPATE AND PLAN FOR CROSSINGS OF NEW AND EXISTING UTILITIES AND SUBSURFACE FEATURES. UTILITY LINES SHALL HAVE PRIORITIES AS FOLLOWS:
   A. STORM SEWER LINES SHALL BE CONSTRUCTED TO GRADES AS INDICATED.
   B. ANY GRAVITY UTILITY DISCOVERED TO CONFLICT WITH GRADES FOR NEW STORM SEWER LINES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER WITH POSSIBLE SOLUTIONS FOR HORIZONTAL AND VERTICAL ADJUSTMENT.
   C. POTABLE WATER LINES, ELECTRICAL, COMMUNICATION, AND CABLE TV DISTRIBUTIONS WILL REQUIRE RELOCATION AS NECESSARY TO ACCOMMODATE NEW STORM SEWER LINES. THE CONTRACTOR SHALL DETERMINE, PRIOR TO INSTALLATION, THE METHOD BY WHICH THESE LINES SHALL BE REROUTED ABOVE OR BELOW NEW STORM SEWER LINES. THE CONTRACTOR SHALL REFER TO THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR SEPARATION REQUIREMENTS BETWEEN INDIVIDUAL UTILITY LINES, BOTH HORIZONTALLY AND THE CONTRACTOR SHALL INCLUDE IN THE VERTICALLY, AND SPECIAL TREATMENT REQUIREMENTS. BID PRICE ANY SPECIAL TREATMENT REQUIRED FOR UTILITY INSTALLATION, INCLUDING ADJUSTMENTS OF EXISTING UTILITIES.

2. THE CONTRACTOR SHALL ASSUME ADJUSTMENTS OF EXISTING UTILITIES WILL BE REQUIRED AT ALL UTILITY CROSSINGS SHOWN ON THE DRAWINGS, INCLUDING ALL UTILITIES OF UNKNOWN DEPTH INDICATED IN THE PROFILES. THIS INCLUDES LABOR, EQUIPMENT, AND MATERIALS, INCLUDING FITTINGS AND APPURTENANCES.

3. NEW SLABS SHALL BE GRADED TO POSITIVELY DRAIN WITHOUT ANY STORMWATER PONDING.

4. PROVIDE CONTRACTION JOINTS AT 12' O.C. MAX. JOINT PATTERNS IN PAVEMENTS AND SIDEWALKS SHALL BE GENERALLY SQUARE. AT CURBS PROVIDE FULL DEPTH EXPANSION JOINTS AT 100 FT. O.C. MAX, AND AT LOCATIONS WHERE STRAIGHT CURB RUNS CHAGE DIRECTIONS. AT SIDEWALKS PROVIDE WEAKENED PLANE CONTRACTION JOINTS NOT MORE THAN 5'=0" MAX. AND EXPANSION JOINTS AT 20-FT. O.C. MAX (TOOL ALL EDGES). INSTALL SELF-LEVELING SEALANT AT ALL ISOLATION/ EXPANSION JOINTS.

EROSION CONTROL NOTES

1. EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.

2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION.

3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS, EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.

4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX NO. 103.

5. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND HAY BALES ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

6. EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, HAY BALES AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.

7. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

8. DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.

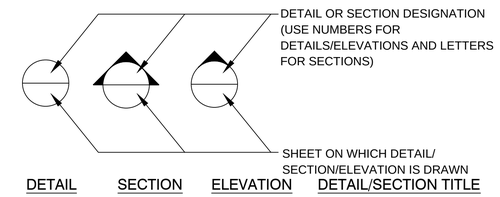
9. ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.

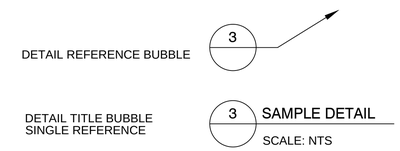
10. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE. ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY MONROE COUNTY AND SFWMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.

LEGEND

GENERAL

— - - —	RIGHT-OF-WAY AND/ OR PROPERTY LINE
TL 1500	TAX LOT NUMBER
▲	CONTRACTOR'S SURVEY REFERENCE
(5)	KEY NOTE MARKER
(9)	(ON SITE PLAN) # OF PARKING SPACES





BUBBLE SYMBOLS

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

PEREZ ENGINEERIN
& DEVELOPMENT, INC
CERTIFICATE OF AUTHORIZATION NO. 8579
KEY WEST OFFICE
1010 EAST KENNEDY DRIVE, SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX: (305) 294-602-

KEY WEST
HISTORIC
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P.E. #51468

GENERAL
NOTES

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C-1

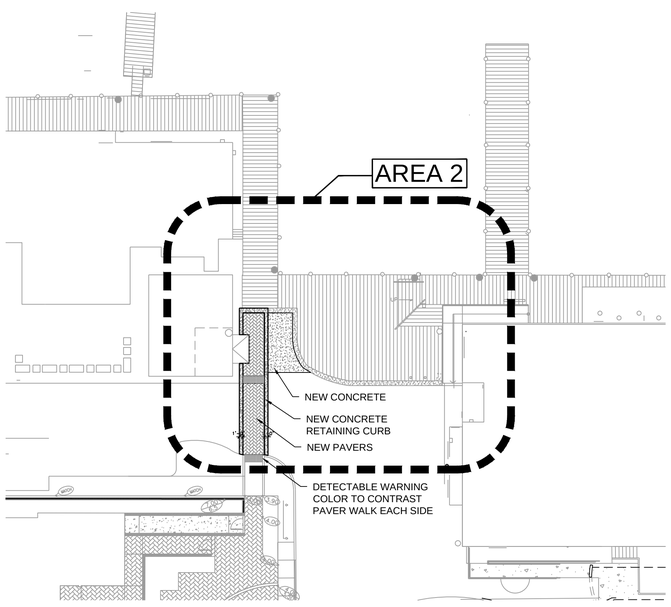
20' 0 20'

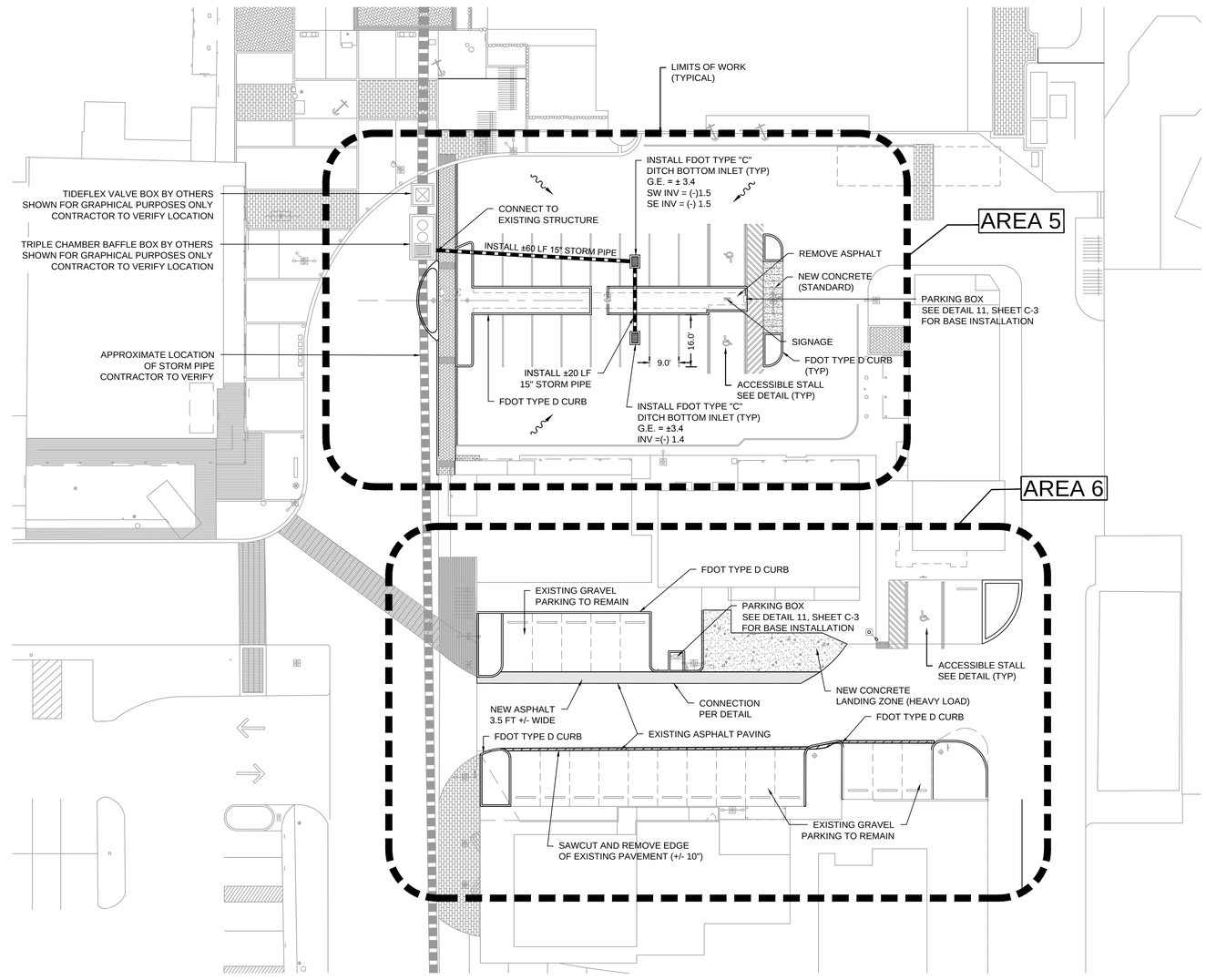
SCALE 1"=20'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

LEGEND

- PROJECT LIMITS
- NEW PAVEMENT
- NEW PAVERS
- NEW CONCRETE
- STORMWATER FLOW

NOTE:SYMBOLS IN LEGEND ARE NOT TO SCALE





WILLIAM P. HORN
ARCHITECT , P.A.

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33040

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KEY WEST OFFICE
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KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX (305) 296-6243

KEY WEST
HISTORIC
SEA PORT
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P.E. #51468

DRAINAGE PLAN

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C-2

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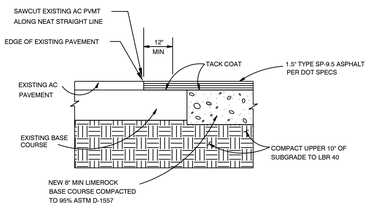
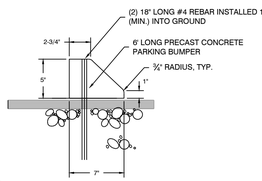
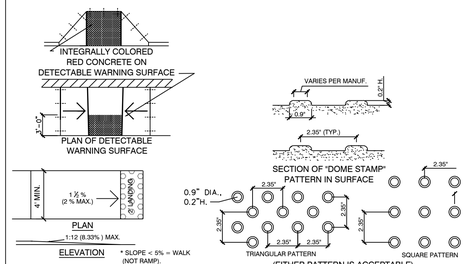
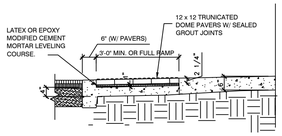


1 Asphalt Pavement And Connection To Existing Pvmt
NTS



2 Concrete Parking Bumper Detail
NTS





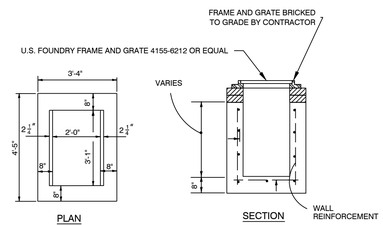
SECTION AT CURB RAMP WITH ALTERNATIVE TRUNICATED PAVERS W/ DOMES

NOTE:
SEE FDOT STP. INDEX SERIES 304 FOR FURTHER INFORMATION.

CONTRACTOR SHALL USE ADA DETECTABLE MAT THAT MEETS FDOT SPECIFICATION 527 FOR LOCATIONS WHERE CONNECTION TO ASPHALT IS REQUIRED.

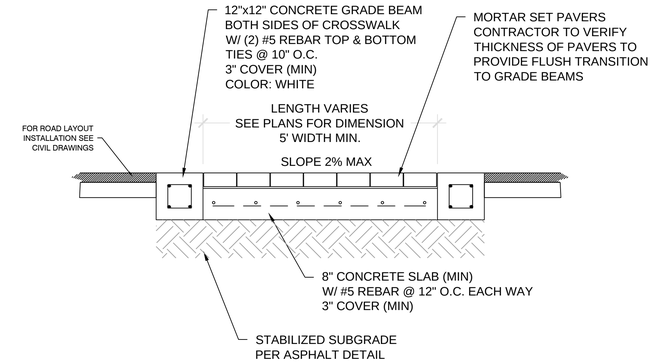
CONTRACTOR SHALL SUBMIT A SHOP DRAWING FOR ADA DETECTABLE MAT FOR ENGINEER'S APPROVAL.

3 Curb Ramp and Other Ramps
NTS

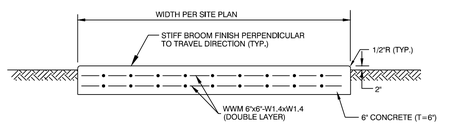


NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT
2. ALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C-478, #4 @ 12" O.C.E.W.
3. FRAME AND GRATE BRICKED TO GRADE BY CONTRACTOR.
4. BOTTOM INLETS SHALL BE USP PRODUCT NO. 3-3 OR EQUAL.
5. STRUCTURES TO BE SET ON COARSE AGGREGTE BEDDING

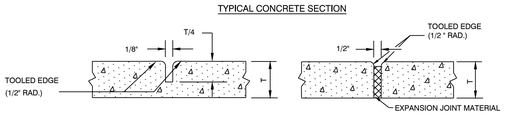
4 Type "C" Ditch Bottom Inlet
NTS



5 Concrete Paver Crosswalk Section Detail
NTS



TYPICAL CONCRETE SECTION

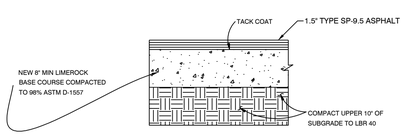


CONTRACTION JOINT EXPANSION JOINT

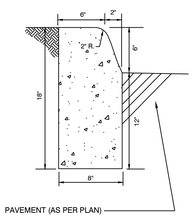
NOTES:

Materials and Construction shall conform to the requirements of Section 350 of FDOT Specifications.

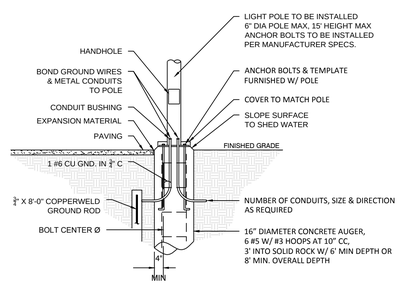
6 Concrete Slab Detail - Heavy Load
NTS

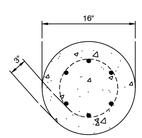


7 Asphalt Pavement
NTS



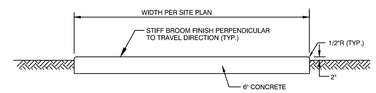
8 FDOT Type "D" Curb
NTS



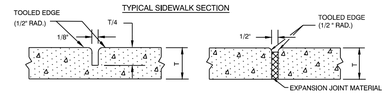


16" DIAMETER CONCRETE AUGER, 6 #5 W/ #3 HOOPS AT 10" CC, 3' INTO SOLID ROCK W/ 6' MIN DEPTH OR 8' MIN. OVERALL DEPTH CLEAN HOLES BEFORE PLACING 4,000 PSI CONCRETE

9 Light Pole Base Detail
NTS



TYPICAL SIDEWALK SECTION



CONTRACTION JOINT EXPANSION JOINT

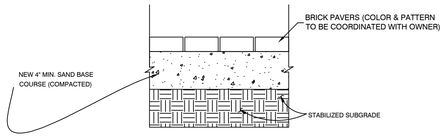
NOTES:
1. PROVIDE EXPANSION JOINTS WHERE NEW SIDEWALKS ABUT STRUCTURES AND CONTRACTION JOINTS AT INTERVALS EQUAL TO SIDEWALK WIDTH.
2. REPLACE CONCRETE SIDEWALKS AT SCORED JOINTS TO AVOID A PATCHED APPEARANCE. PROVIDE A 2" LEVELING COURSE BENEATH NEW SIDEWALK.

10 Concrete Slab Detail - Standard
NTS

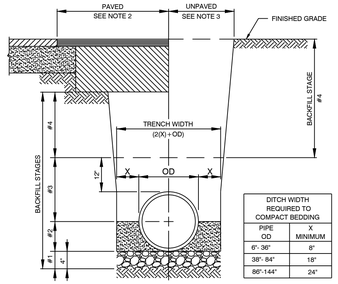
- The base anchor is designed for use in new concrete. The minimum concrete slab should be 28"w x 24" (front to back) by 10" deep.
- The anchor should be installed so that the metal top is completely level. The concrete must not be higher than the top surface of the anchor at any point within 4" of the edges of the anchor.
- If the surrounding area is not level, the concrete must be brought up to level,
- If an AC line or network connection will be made, it should be routed up through the center cutout on the anchor using a conduit.

Base anchor 0403-B0120

11 Pay Station Base/Anchor Detail
NTS



12 Brick Replacement
NTS



DITCH WIDTH REQUIRED TO COMPACT BEDDING	
PIPE OD	X MINIMUM
6"- 36"	8"
38"- 84"	18"
86"-144"	24"

SCHEDULE	
STAGE	MATERIAL
#1	BEDDING: WHERE DIRECTED GRANULAR MATERIAL (SAND, GRAVEL, OR RECLAIMED CONCRETE), W/WATERSTOP AT 100' INTERVALS.
#2	PIPE BEDDING: LOCAL SAND
#3	PIPE BACKFILL: LOCAL SAND TO 12" ABOVE TOP OF PIPE
#4	TRENCH BACKFILL: PAVED ROADWAYS-IN 6" LIFTS UNPAVED ROADWAYS-IN 6" LIFTS GRASS SURFACE-IN 12" LIFTS

NOTES:
1. ALL BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED AS PER SPECIFICATION.

13 Pipe Bedding Detail
NTS

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

PEREZ ENGINEERING & DEVELOPMENT, INC
CERTIFICATE OF AUTHORIZATION NO. 8579
KEY WEST OFFICE
1010 EAST KENNEDY DRIVE, SUITE 201
KEY WEST, FLORIDA 33040
TEL.: (305) 293-9440 FAX: (305) 293-0243

KEY WEST
HISTORIC
SEA PORT
PHASE 1

KEY WEST BIGHT
KEY WEST, FL. 33040

SEAL
ALLEN E. PEREZ, P.E.
P.E. #51468

CIVIL DETAILS

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C-3

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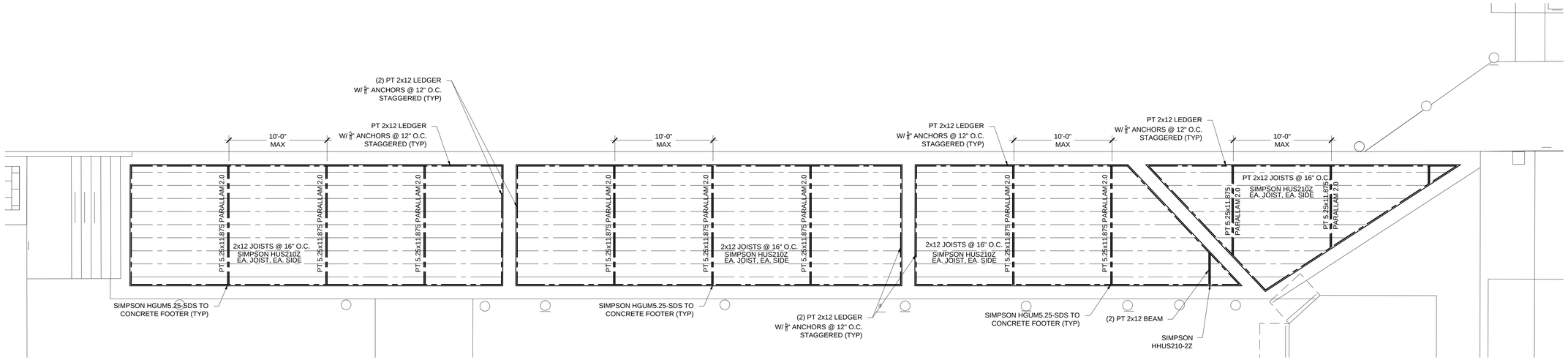
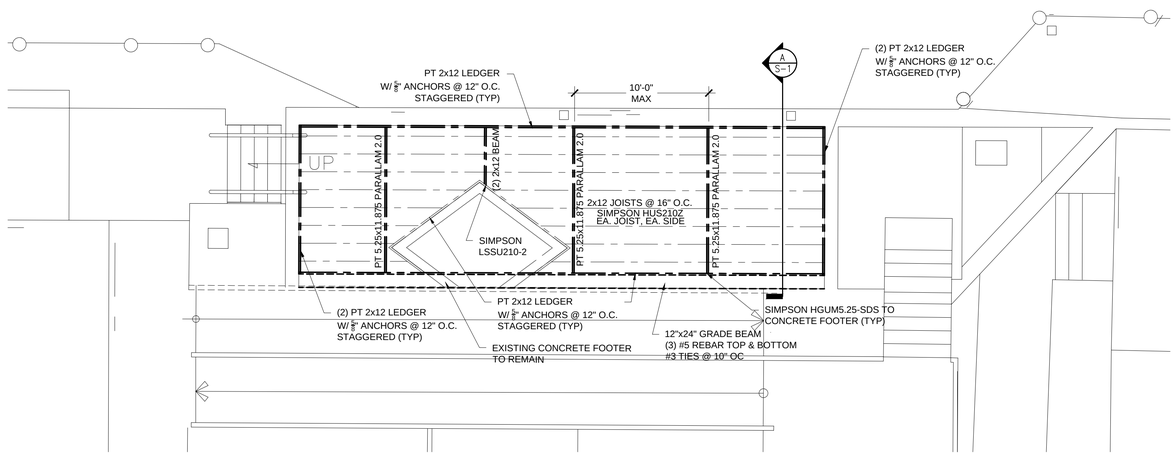


DECK FRAMING PLAN - AREA 1

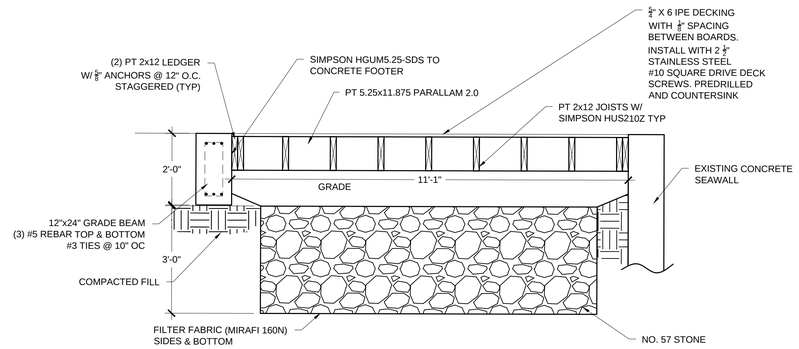
SCALE: 3/16"=1'-0"

ALL FASTENERS TO BE STAINLESS STEEL



DECK FRAMING PLAN - AREA 3

SCALE: 3/16"=1'-0"



A S-1

DECK SECTION

SCALE:1/2"=1'-0"

WOOD AND FRAMING NOTES

1. EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
2. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
3. ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY AS REQUIRED. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
4. ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
5. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
   A. NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
   B. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
   C. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
   D. HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OF BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
6. PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
7. WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "HUS" SERIES GALVANIZED JOIST HANGERS.

FOUNDATION & CONCRETE NOTES

1. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
2. AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK WITH (4) 2'x4' #4 BENT BARS WITH SHORT LEG TIED TO #6'S AND LONG LEG EXTENDED INTO SLAB IN FOUR DIRECTIONS UNLESS OTHERWISE NOTED. CONCRETE SHALL NOT BE MIXED IN PLACE IN A WET AUGER HOLE.
3. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL FURNISH FIELD DENSITY TESTS ON COMPACTED FILL UNDER FOOTINGS AND SLABS PRIOR TO PLACING CONCRETE. A MINIMUM OF 3 REPRESENTATIVE TESTS SHALL BE TAKEN FOR EACH FOOTING AND SLAB POUR.
5. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
6. SLABS, TOPPING, FOOTINGS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN THE HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT THE CENTER OF SPAN WITH VERTICAL BULKHEADS AND SHEAR KEYS, UNLESS OTHERWISE NOTED. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR OTHERWISE APPROVED BY THE ENGINEER.
7. ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE ½" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
8. CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
9. MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE SPRAYED OR MOPPED WITH A CURING COMPOUND TO SEAL IN MOISTURE AFTER THE FINISH HAS SET, OR THE CONCRETE COVERED AND SPRAYED.
10. PROVIDE PLASTIC SLEEVES IN MASONRY PARTITIONS AND CONCRETE FOUNDATIONS AS INDICATED AND REQUIRED FOR UTILITY SERVICES. NO OTHER PIPE, CONDUIT OR ACCESSORY SHALL BE PLACED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
11. PROVIDE MASONRY FILLED CELL OR CONCRETE COLUMN WITH (1) #6 REBAR FROM BEAM TO BEAM ON BOTH SIDES OF ALL EXTERIOR OPENINGS.
12. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
13. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPLICES AND WIRED TOGETHER.
14. REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
15. LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
16. PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.
17. ALL UNIT MASONRY CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH ACI 530.
18. CONCRETE BLOCK SHALL CONFORM WITH ASTM C90. MORTAR SHALL BE TYPE S, ASTM C270.
19. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE MINIMUM ½" GALVANIZED STEEL AND EMBEDDED MINIMUM 7" INTO CONCRETE AND SPACED MAXIMUM 4' CC.
20. MANUFACTURED STRAPS AND ANCHORS SHALL BE GALVANIZED AND SHALL BE FASTENED PER THE MANUFACTURER RECOMMENDATIONS. IN NO EVENT SHALL A STRUCTURAL MEMBER SUCH AS PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS BE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESSED BY OTHER MEANS.

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

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KEY WEST, FL. 33040

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ALLEN E. PEREZ, P.E.
P.E. #51468

DECK
FRAMING
PLAN

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S-1

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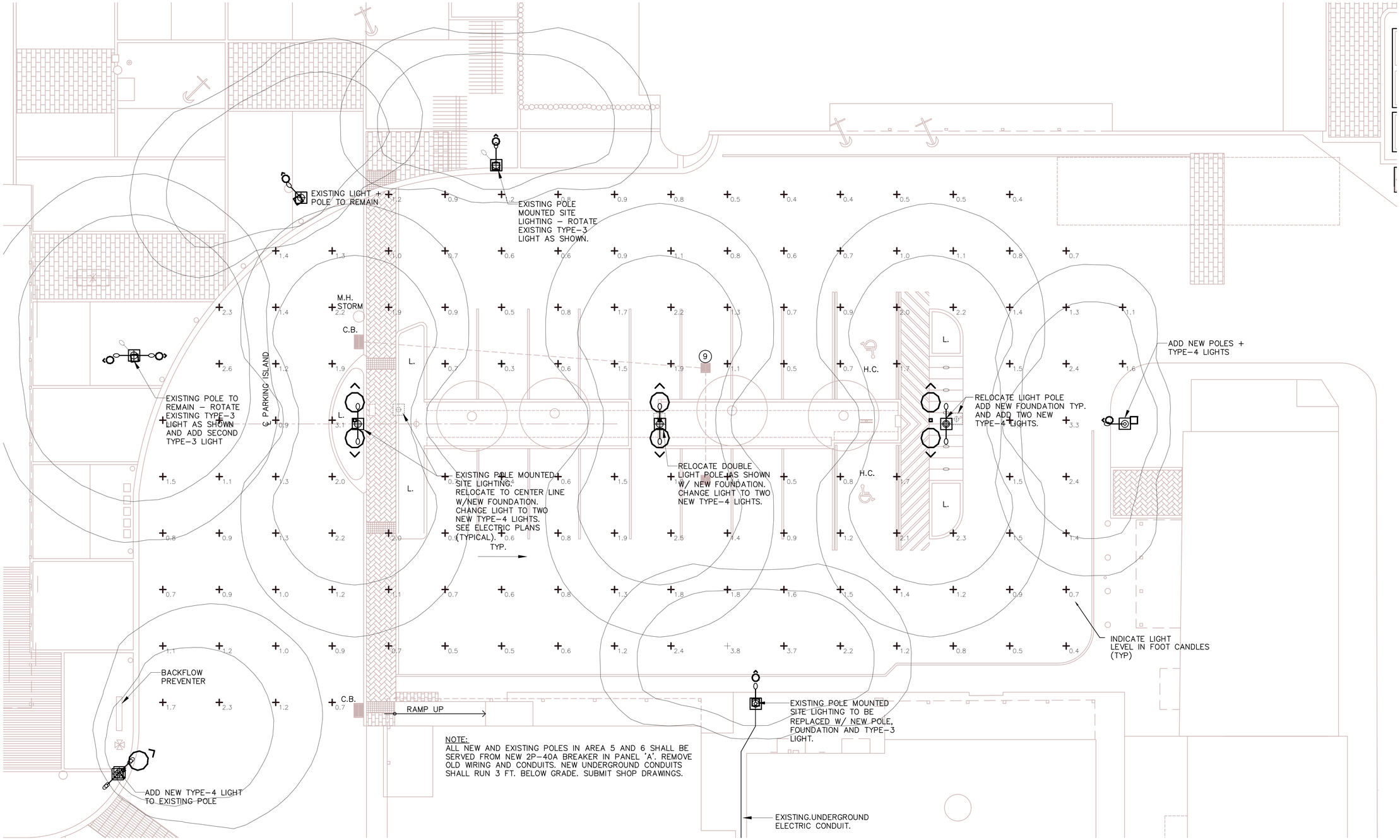

NOTE:
ALL NEW AND EXISTING POLES IN AREA 5 AND 6 SHALL BE SERVED FROM NEW 2P–40A BREAKER IN PANEL 'A'. REMOVE OLD WIRING AND CONDUITS. NEW UNDERGROUND CONDUITS SHALL RUN 3 FT. BELOW GRADE. SUBMIT SHOP DRAWINGS.

AREA #5 (PROPOSED) ELECTRICAL PLAN

SCALE: 1/8"=1'–0"

Innovative Engineering Group Inc. CA#6717
2500 NW 79th Ave., #240
Doral, FL 33122
305–468–1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189

KEY WEST HISTORIC SEAPORT
PHASE I

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST
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SEA PORT
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KEY WEST, FL. 33040

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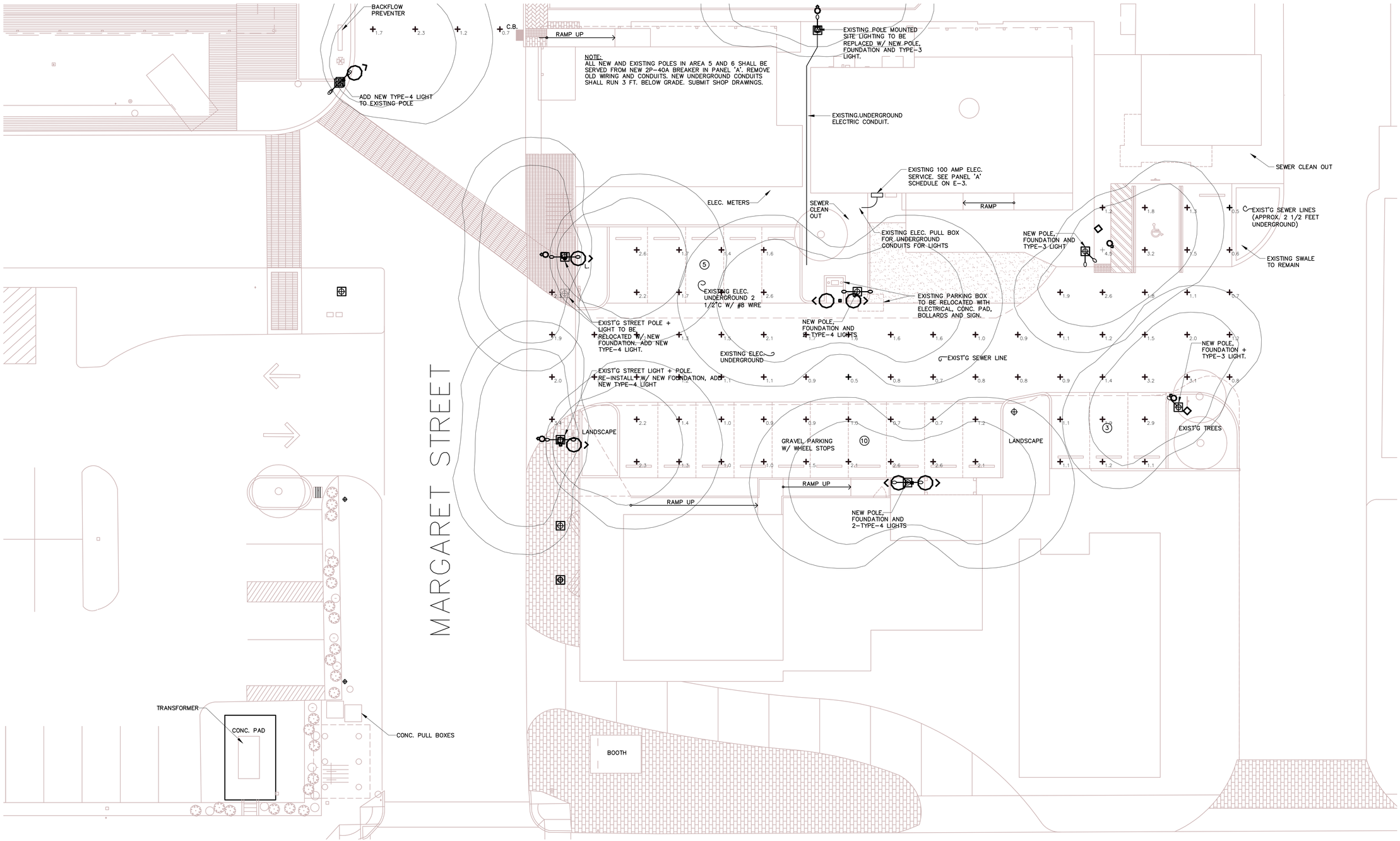

AREA #6 (PROPOSED) ELECTRICAL PLAN

SCALE: 3/32"=1'-0"

Innovative Engineering Group Inc. CA#6717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189

WILLIAM P. HORN ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

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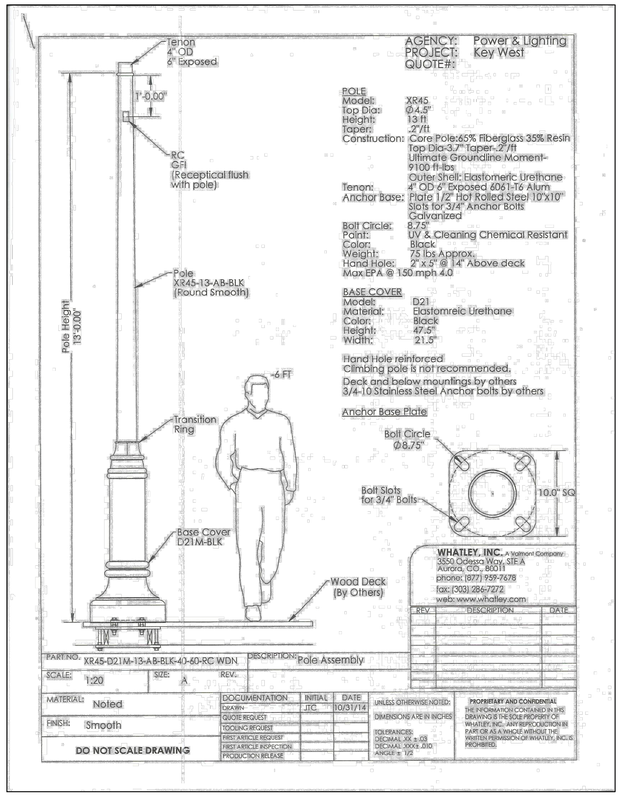

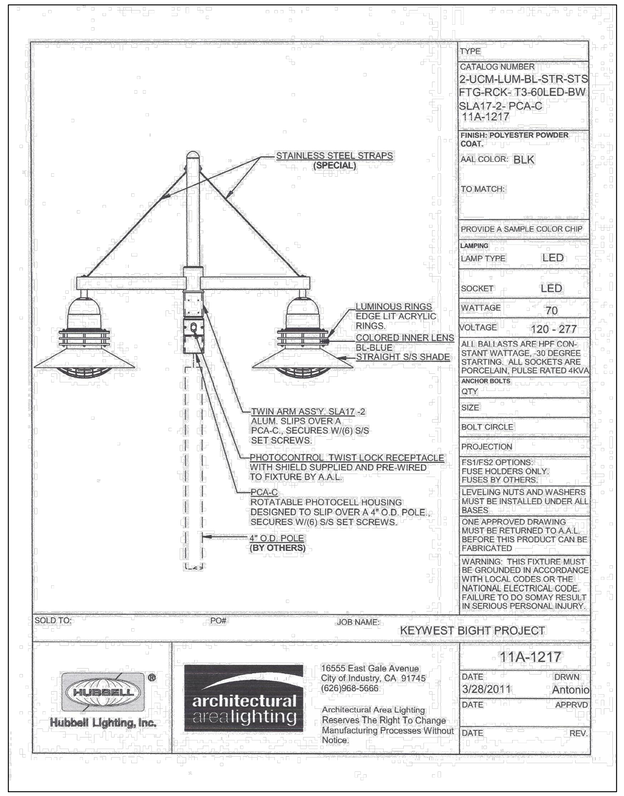

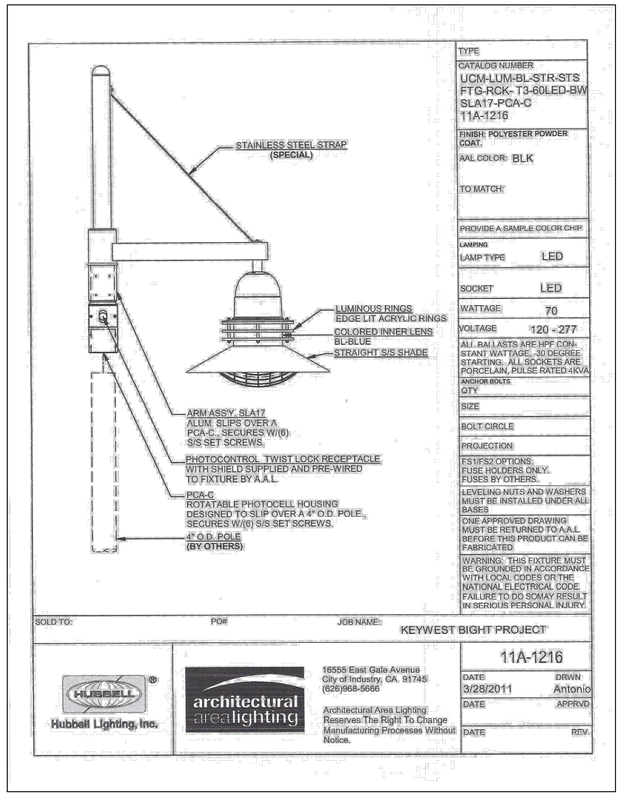

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
2. a) THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C.

   b) WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANELBOARDS, ETC. DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A/E'S ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENTS PRIOR TO ROUGH IN WITH ALL TRADES NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
3. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING / BIDDING WORK.
4. NOT USED.
5. ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
6. MINIMUM WIRE SIZE SHALL BE # 12 THHN / THWN UNLESS OTHERWISE NOTED ON PLANS.
7. ALL CONDUCTORS SHALL BE COPPER RUN IN METALLIC OR PVC CONDUIT.
8. ALL CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE). IF PVC SCHEDULE 40 IS USED FOR UNDERGROUND FEEDERS ONLY, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-122 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.
9. ALL MATERIALS SHALL BE U.L. APPROVED.
10. NEW TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED.
11. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
12. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.122.
13. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
14. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
15. NOT USED.
16. CONTACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS, ALL POWER CONTROL CIRCUIT WIRING AND RACEWAY AS SHOWN.
17. NOT USED.
18. RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
19. THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLTION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
20. ALL CABLES SHALL BE RUN WITH OUT SPLICES EXCEPT IF OTHERWISE INDICATED.
21. ALL PULL AND JUNCTION BOXES SHAL BE ACCESSIBLE AT ALL TIMES.
22. EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
23. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.

CONTRACTOR TO PROVIDE AND INSTALL FOUR (4) COMPLETE SINGLE ARM FIXTURES ON DINGY DOCK PER MOUNTING DETAIL ON THIS SHEET. ELECTRICAL SOURCE WITHIN 50 FT. FIXTURES TO BE SPACED AT 40 FT. O.C. COORDINATE EXACT MOUNTING LOCATION WITH OWNER. THESE COMPLETE FOUR (4) SINGLE ARM FIXTURES ARE IN ADDITION TO FIXTURES NOTED ON PLANS. CONTRACTOR TO PROVIDE PRICING FOR PROVIDING AND INSTALLING WITHIN HIS/HER PROPOSAL.

TYPE: EXISTING — PANEL : "A" (EXISTING) — VOLTS: 120/240V,1Ø,3W
MTG SURFACE — 10K AIC — BUS 125 A
MAIN 2P-100A MLO — CU BUS/GND. BUS — LOAD SEE LOAD CALC.

LOAD	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT.No.	CKT.No.	DESCRIPTION	POLE	TRIP	WIRE	COND	LOAD
5,000	3/4"	10	30	2	EXISTING LOAD	1	2	EXISITING LOAD	1	20	12	1/2"	1,200
						3	4	EXISITING LOAD	1	20	12	1/2"	1,200
6,620	2"	4	40	2	LIGHTS (NOTE 1)	5	6	EXISITING LOAD	1	20	12	1/2"	1,200
						7	8	EXISITING LOAD	1	20	12	1/2"	1,200
1,000	1/2"	12	20	1	EXISTING LOAD	9	10	EXISITING LOAD	2	30	10	3/4"	3,500
1,000	1/2"	12	20	1	EXISTING LOAD	11	12						

TOTAL LOAD = 21920 VA / 240V = 91.3 APMS

NOTE:
1. REPLACE EXISTING 2P-30A BREAKER WITH NEW 2P-40 A BREAKER TO CONNECT NEW AREA 5 AND 6 PARKING LIGHTS.

Innovative Engineering Group Inc. CA#6717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST
HISTORIC
SEA PORT
PHASE 1

KEY WEST BIGHT
KEY WEST, FL. 33040

SEAL

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E-3

KEY WEST HISTORIC SEAPORT
PHASE I
KEY WEST, FLORIDA

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Cocos nucifera	Coconut Palm	30'-35'	20'	12"	Good	Remain
2	Cocos nucifera	Coconut Palm	30'-35'	20'	12"	Good	Remain
3	Cocos nucifera	Coconut Palm	30'-35'	20'	12"	Good	Remain
4	Cocos nucifera	Coconut Palm	30'-35'	20'	12"	Good	Remain
5	Adonidia merrilli	Christmas Palm	15'-20'	10'-15'	Multi	Fair	Remain
6	Dypsis lutescens	Areca Palm	15'-20'	10'-15'	Multi	Fair	Remove Palm & Roots
7	Dypsis lutescens	Areca Palm	15'-20'	10'-15'	Multi	Fair	Remove Palm & Roots
8	Adonidia merrilli	Christmas Palm	15'-20'	10'-15'	Multi	Fair	Remain
9	Adonidia merrilli	Christmas Palm	15'-20'	10'-15'	Multi	Fair	Remain
10	Bursera simarouba	Gumbo Limbo	20'-25'	15'-20'	20"	Good	Remain
11	Delonix regia	Poinciana	20'-25'	15'-20'	10"	Fair	Remove Tree & Roots
12	Delonix regia	Poinciana	20'-25'	15'-20'	12"	Fair	Remove Tree & Roots
13	Stump						Remove Stump & Roots
14	Stump						Remove Stump & Roots
15	Conocarpus erectus 'sericeus'	Silver Buttonwood	4'-5'	2'-3'	Multiple Shrubs	Poor	Remove Shrubs & Roots
16	Conocarpus erectus 'sericeus'	Silver Buttonwood	4'-5'	2'-3'	Multiple Shrubs	Poor	Remove Shrubs & Roots
17	Conocarpus erectus 'sericeus'	Silver Buttonwood	4'-5'	2'-3'	Multiple Shrubs	Poor	Remove Shrubs & Roots

01 / L-0

EXISTING TREE & PALM DISPOSITION LIST

SCALE: N.T.S.

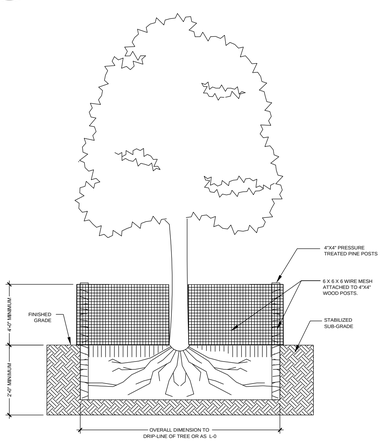
PROTECTION NOTES:

1. Before beginning work, the General Contractor is required to meet at the site with the Landscape Architect to review all work procedures, access routes, storage areas, and tree and palm protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree and palm canopy that the General Contractor will be responsible for thinning to compensate for the root loss, still leaving the entire shape of the canopy intact. The trimming shall be as per the ANSI A-300 Standards.
3. The General Contractor shall erect fences to protect trees and palms to be preserved as per Existing Tree & Palm Disposition Plan L-0, Existing Tree & Palm Disposition Schedule Detail 01/L-0 and Tree Protection Detail 03/L-0. Fences define a specific protection zone for each tree, palm or group of trees and palms to be protected. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No construction materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree or palm pruning required for clearance during construction shall be trimmed as per ANSI A-300 Standards and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and palms and labeled for that use. Any pesticides used on site must be tree/palm-safe and not easily transported by water.
9. If injury should occur to any tree during construction, the General Contractor is responsible for notifying the Landscape Architect as soon as possible for evaluation so that appropriate treatments can be applied.
10. The General Contractor shall notify the Landscape Architect of any grading, construction, demolition, or other work that is expected to encounter tree or palm roots.
11. All trees and palms to remain on site shall be irrigated three times a week for the duration of construction. At each irrigation procedure shall apply to the soil area within the tree protection zone 2-3 gallons of water per inch of trunk caliper.
12. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
13. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees and palms shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
14. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
15. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
16. Spoil from trenches, basements, or other excavations shall not be placed within the tree and palm protection zone, either temporarily or permanently.
17. No burn piles or debris pits shall be placed within the tree and palm protection zone. No ashes, debris, or garbage may be dumped or buried within the tree and palm protection zone.
18. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch, trees or palms.

02 / L-0

EXISTING TREE & PALM PROTECTION NOTES

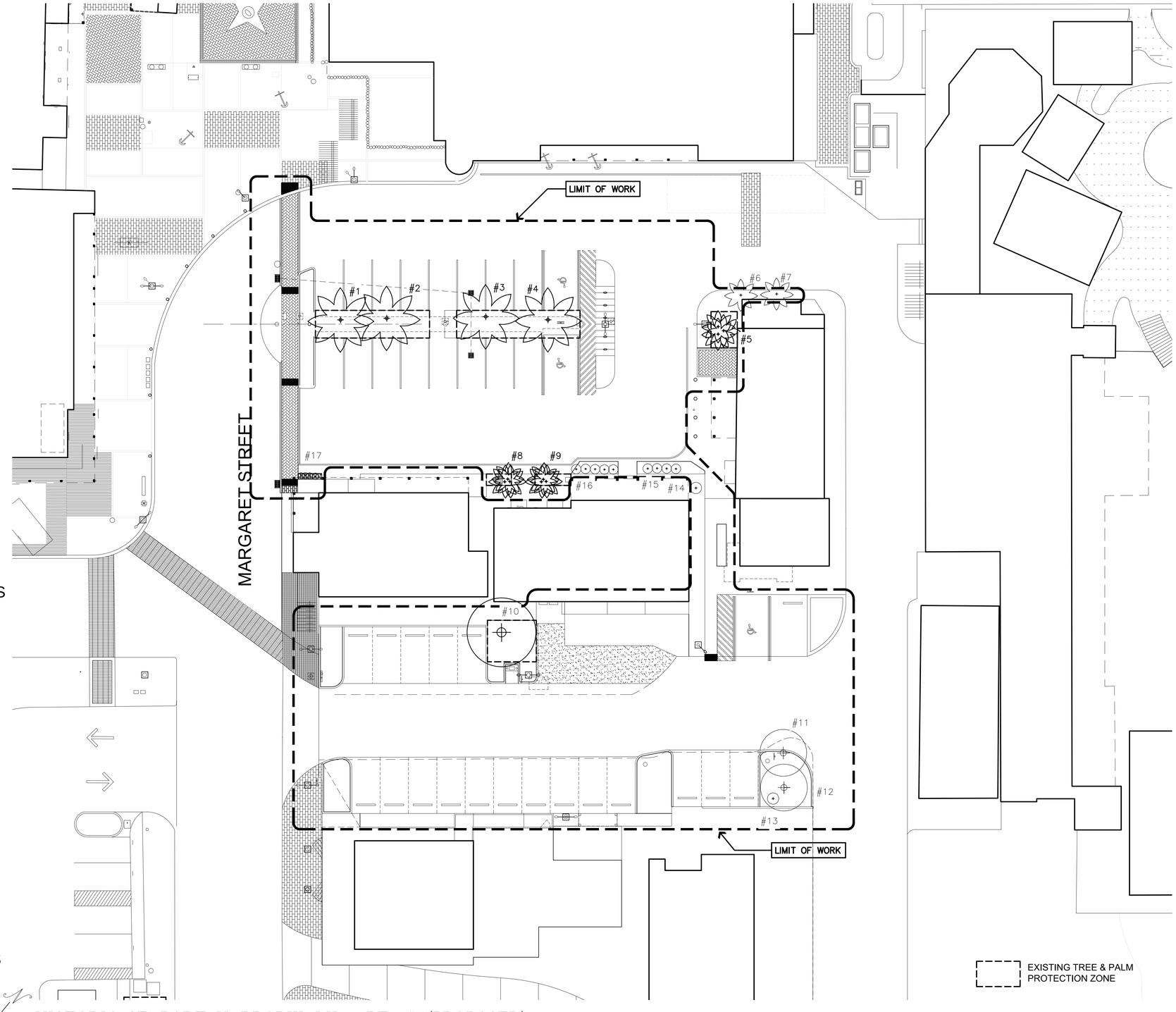
SCALE: N.T.S.



03 / L-0

EXISTING TREE & PALM PROTECTION NOTES

SCALE: N.T.S.



HISTORIC SEAPORT HARBORWALK - AREA #5 (PROPOSED)

EXISTING TREE & PALM DISPOSITION PLAN

SCALE: 1/16"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST
HISTORIC
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KEY WEST BIGHT
KEY WEST, FL. 33040

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L-0

KEY WEST HISTORIC SEAPORT

PHASE I

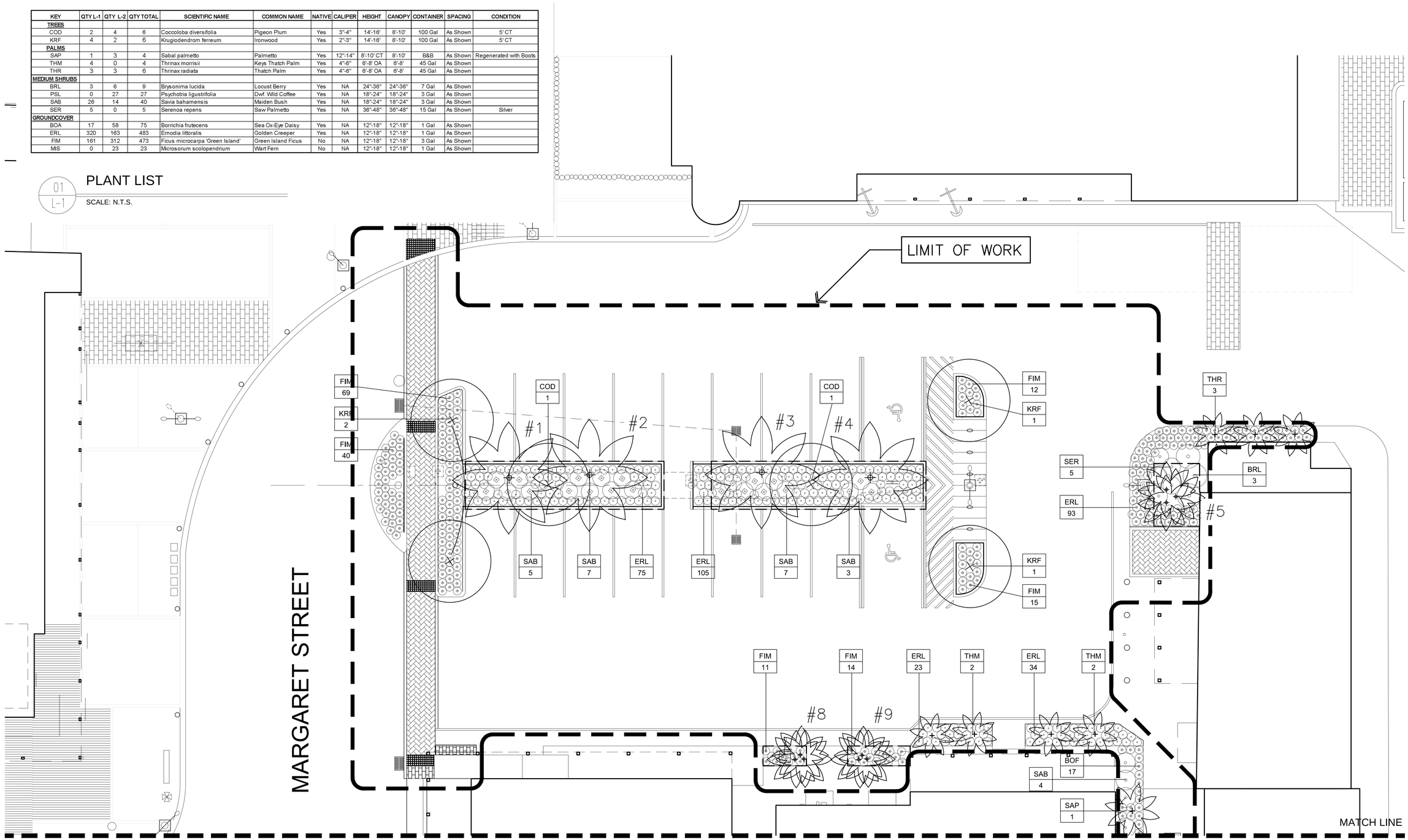
KEY WEST, FLORIDA

KEY	QTY L-1	QTY L-2	QTY TOTAL	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
TREES												
COD	2	4	6	Coccoloba diversifolia	Pigeon Plum	Yes	3"-4"	14'-16'	8'-10'	100 Gal	As Shown	5' CT
KRF	4	2	6	Krugiodendrom ferreum	Ironwood	Yes	2"-3"	14'-16'	8'-10'	100 Gal	As Shown	5' CT
PALMS												
SAP	1	3	4	Sabal palmetto	Palmetto	Yes	12"-14"	8'-10' CT	8'-10'	B&B	As Shown	Regenerated with Boots
THM	4	0	4	Thrinax morrisii	Keys Thatch Palm	Yes	4"-6"	6'-8' OA	6'-8'	45 Gal	As Shown	
THR	3	3	6	Thrinax radiata	Thatch Palm	Yes	4"-6"	6'-8' OA	6'-8'	45 Gal	As Shown	
MEDIUM SHRUBS												
BRL	3	6	9	Brysonima lucida	Locust Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
PSL	0	27	27	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
SAB	26	14	40	Savia bahamensis	Maiden Bush	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
SER	5	0	5	Serenoa repens	Saw Palmetto	Yes	NA	36"-48"	36"-48"	15 Gal	As Shown	Silver
GROUNDCOVER												
BOA	17	58	75	Borrichia frutecens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
ERL	320	163	483	Ernodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
FIM	161	312	473	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown	
MIS	0	23	23	Microsorum scolopendrium	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	As Shown	

01
L-1

PLANT LIST

SCALE: N.T.S.



HISTORIC SEAPORT HARBORWALK - AREA #5 (PROPOSED)

LANDSCAPE PLANTING PLAN

SCALE: 1/8"=1'-0"

KEY WEST HISTORIC SEAPORT

PHASE I

KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

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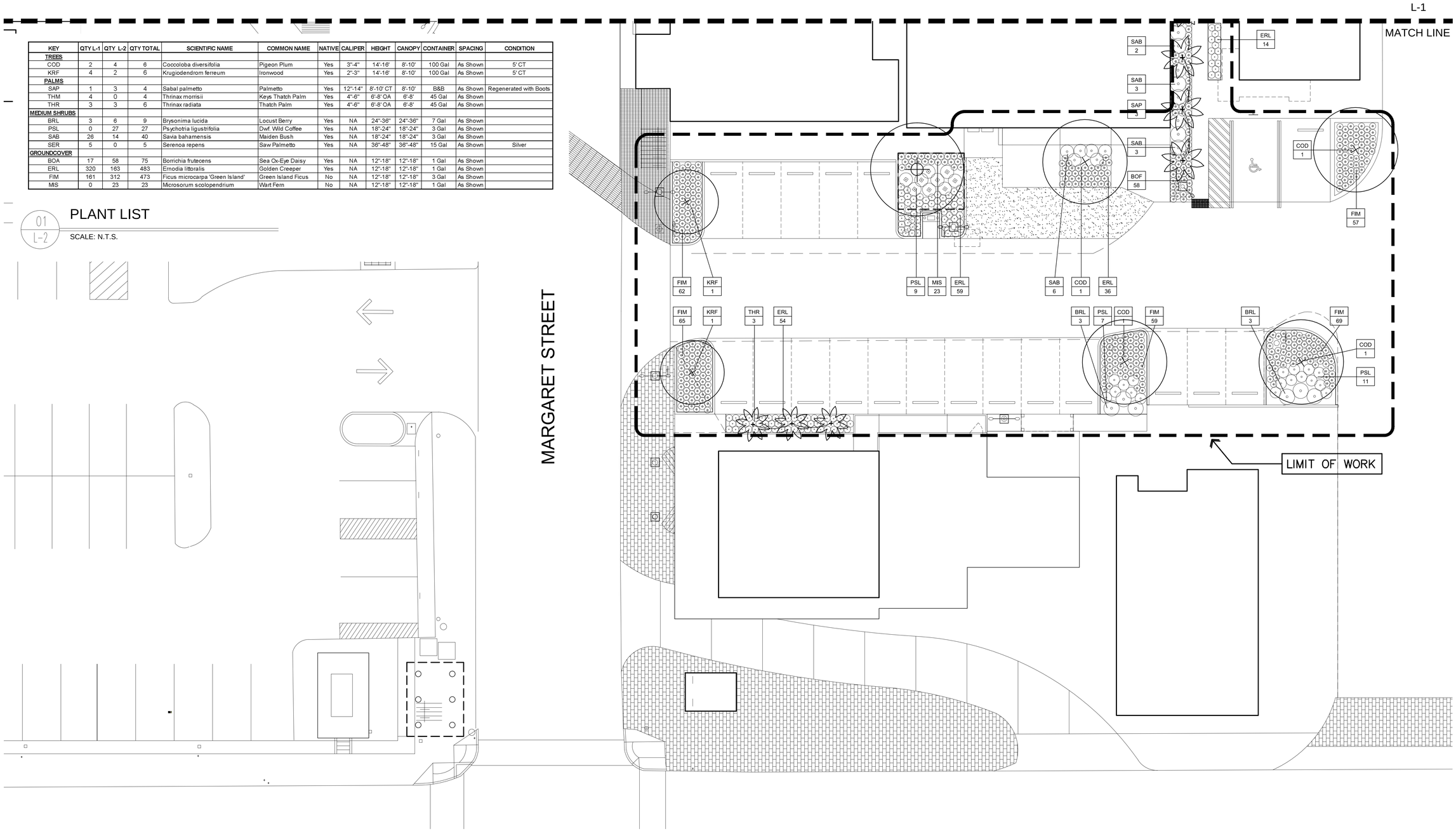
L-1

KEY	QTY L-1	QTY L-2	QTY TOTAL	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
TREES												
COD	2	4	6	Coccoloba diversifolia	Pigeon Plum	Yes	3"-4"	14'-16'	8'-10'	100 Gal	As Shown	5' CT
KRF	4	2	6	Krugiodendrom ferreum	Ironwood	Yes	2"-3"	14'-16'	8'-10'	100 Gal	As Shown	5' CT
PALMS												
SAP	1	3	4	Sabal palmetto	Palmetto	Yes	12"-14"	8'-10' CT	8'-10'	B&B	As Shown	Regenerated with Boots
THM	4	0	4	Thrinax morrisii	Keys Thatch Palm	Yes	4"-6"	6'-8' OA	6'-8'	45 Gal	As Shown	
THR	3	3	6	Thrinax radiata	Thatch Palm	Yes	4"-6"	6'-8' OA	6'-8'	45 Gal	As Shown	
MEDIUM SHRUBS												
BRL	3	6	9	Brysonima lucida	Locust Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	
PSL	0	27	27	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
SAB	26	14	40	Savia bahamensis	Maiden Bush	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
SER	5	0	5	Serenoa repens	Saw Palmetto	Yes	NA	36"-48"	36"-48"	15 Gal	As Shown	Silver
GROUNDCOVER												
BOA	17	58	75	Borrichia frutecens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
ERL	320	163	483	Ernodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
FIM	161	312	473	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	As Shown	
MIS	0	23	23	Microsorum scolopendrium	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	As Shown	

01 L-2

PLANT LIST

SCALE: N.T.S.



HISTORIC SEAPORT HARBORWALK - AREA #6 (PROPOSED)

LANDSCAPE PLANTING PLAN

SCALE: 1/8"=1'-0"

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST
HISTORIC
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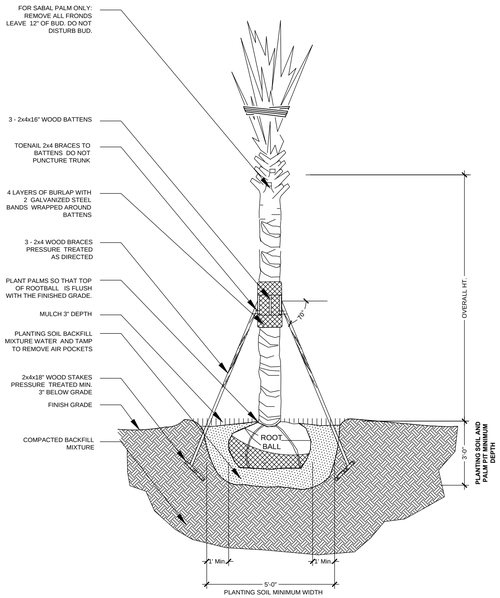
L-2

KEY WEST HISTORIC SEAPORT

PHASE I

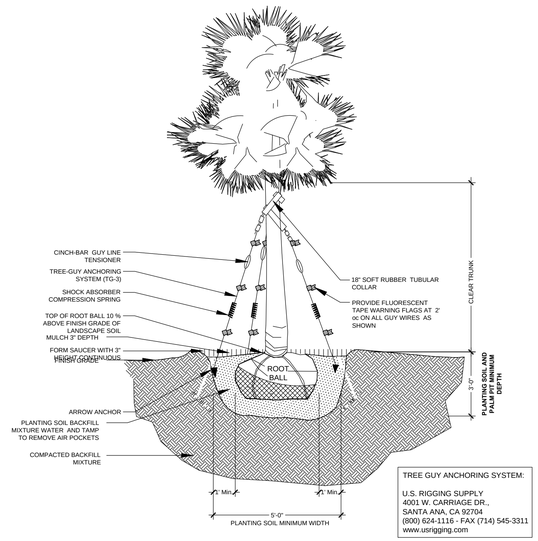
KEY WEST, FLORIDA



01 / L-3

SABAL PALM PLANTING DETAIL

SCALE: N.T.S.



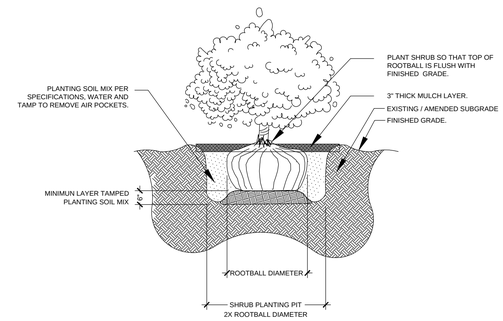
TREE GUY ANCHORING SYSTEM:

U.S. RIGGING SUPPLY
4001 W. CARRIAGE DR.,
SANTA ANA, CA 92704
(800) 624-1116 - FAX (714) 545-3311
www.usrigging.com

03 / L-3

THRINAX PALM PLANTING DETAIL

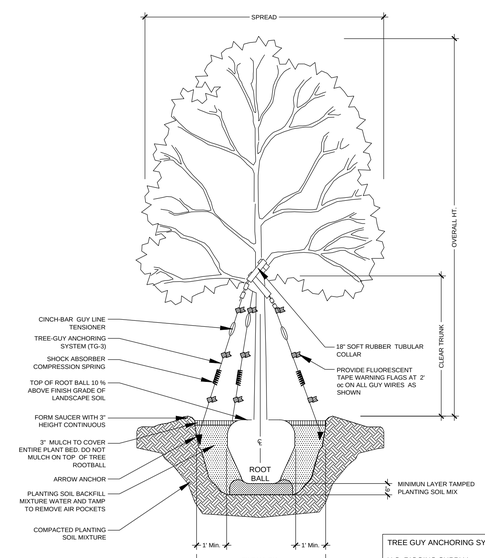
SCALE: N.T.S.



05 / L-3

SHRUB PLANTING DETAIL

SCALE: N.T.S.



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(800) 624-1116 - FAX (714) 545-3311
www.usrigging.com

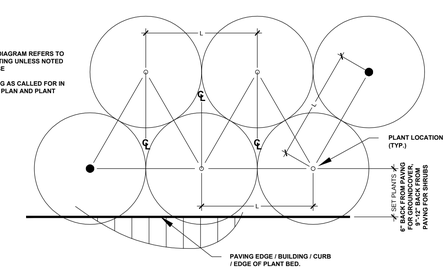
02 / L-3

TREE PLANTING DETAIL

SCALE: N.T.S.

NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE

L= SPACING AS CALLED FOR IN PLANTING PLAN AND PLANT LIST



04 / L-3

SHRUB PLANTING DETAIL

SCALE: N.T.S.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor and Irrigation Contractor shall be notified to verify existing and proposed utility locations prior to Landscape Contractor digging. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future extras or complaints.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plan quantities shall take precedence over plant list quantities.
4. No substitutions are to be made without prior consent of the Landscape Architect. Alternate plant material shall meet same specifications as original selection. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
7. Landscape Contractor to provide finish grade in plant beds and planters 3" lower than finish elevation of hardscape elements to accommodate 3" layer of mulch. Hardscape elements include roads, driveways, curbs, sidewalks and planters.

PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, planting soil, fertilizer, herbicide, pre-emergence herbicide, gravel, and mulch.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect and Owner.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor is responsible for scheduling a site stake out approval by Landscape Architect to approve the stake out of all trees and palms prior to installation.
6. Landscape Contractor is responsible for scheduling a site stake out approval by Landscape Architect to approve stake out of all shrubs prior to installation.
7. Landscape Contractor shall coordinate work with that of the Irrigation Contractor.
8. After existing weeds and grass have been removed from site the Landscape Contractor shall determine if a pre-emergence herbicide is necessary prior to planting new vegetation. A Florida Licensed Pesticide Applicator shall treat new plant areas with pre-emergence herbicide in accordance with manufacturer's recommendations. Landscape Contractor shall not install new vegetation until manufacturer's recommended duration for no planting after installation of pre-emergence herbicide has been met.
9. The Landscape Contractor shall maintain all finish grades for existing berms and swales established by General Contractor. Any impacts to elevations of berms or swales as a result of plant material installation shall be repaired to correct finish grade prior to installing mulch, sod or gravel.
10. Planting soil shall be a mix of 50% inland muck and 50% freshwater sand for trees and large shrubs and 30% inland muck and 70% freshwater sand for palms. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
11. All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details.
12. All planting areas and planting pits shall be tested by Landscape Contractor for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
13. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
14. Landscape Contractor is responsible for mulching all plant beds with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch or red color mulch be used.
15. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No paint shall be applied to any surface of trees or palms. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
16. All palm and tree guy wires and bracing are to be flagged for visibility for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
17. All broken branches and clear trunk branches are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 5'-0" height clearance to the base of canopy if specified as clear trunk specimen in plant list.
18. Landscape Contractor to provide all plants with watering as indicated below or until such time that a permanent irrigation system has been installed that provides 100% coverage of landscape:
    First Month-Daily Watering, Second Month-3 Times Per Week, Third and Fourth Month-2 Times Per Week, Last Eight Months-1 Time Per Week. At each watering procedure apply to the top of the root ball 2-3 gallons of water per inch of trunk caliper. At each watering procedure apply 1/2" -3/4" evenly over sod.
19. Landscape Contractor is responsible for obtaining soil tests to determine if fertilizer is necessary and selecting the appropriate fertilizers or soil amendments for each plant. All fertilizers and installation of fertilizers shall comply with applicable State and Federal laws and shall be installed according to manufacturer's recommendations.
20. Irrigation Contractor to provide complete, fully operational automatic electric irrigation system, see specifications.

06 / L-3

PLANTING NOTES

SCALE: N.T.S.

HISTORIC SEAPORT HARBORWALK - AREA #6 (PROPOSED)

PLANTING DETAILS AND NOTES

WILLIAM P. HORN
ARCHITECT , P.A.

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KEY WEST,
FLORIDA
33040

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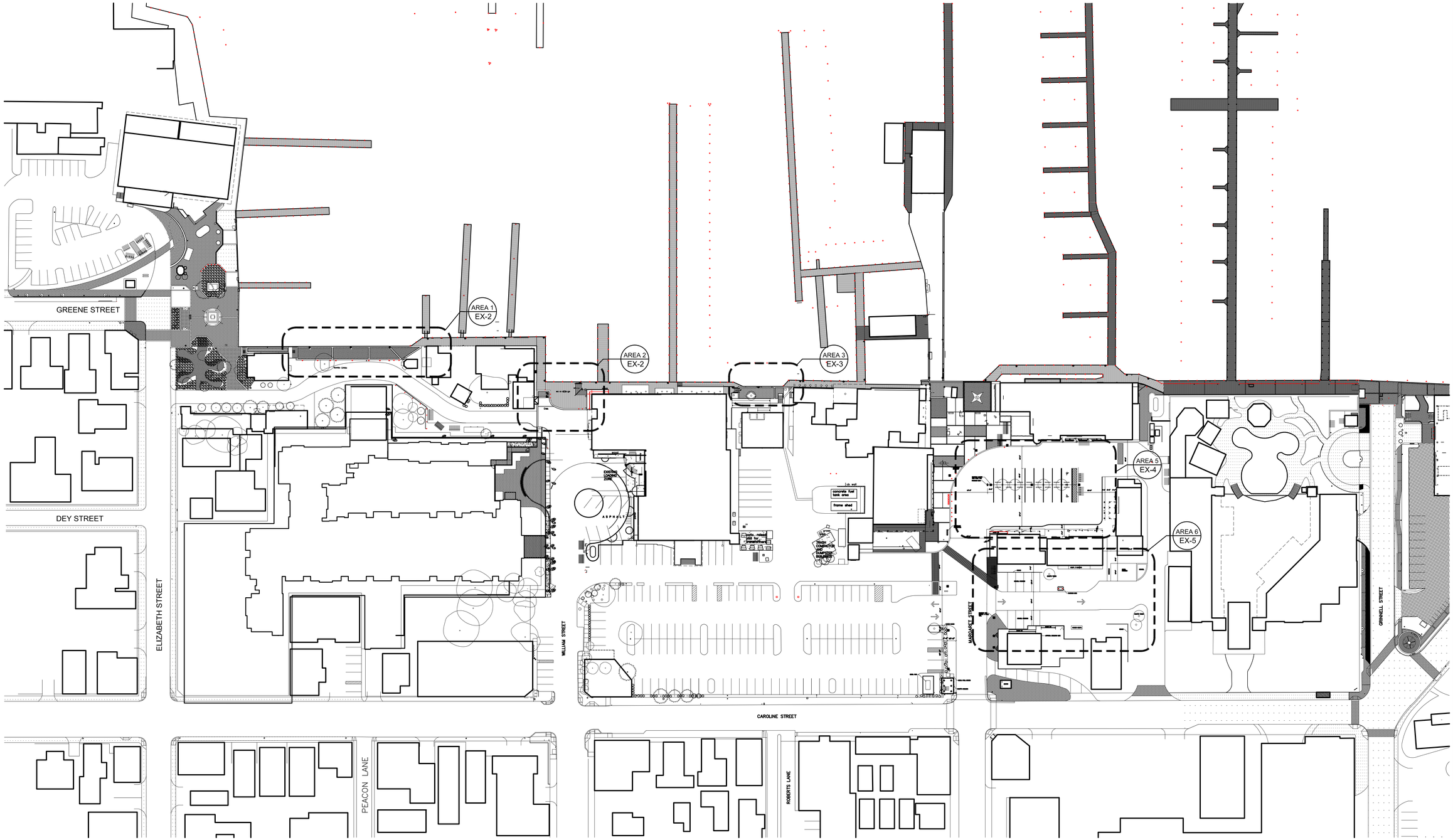
L-3

KEY WEST HISTORIC SEAPORT

PHASE I

KEY WEST, FLORIDA



EXISTING SITE PLAN - PHASE 1

SCALE: 1"=50'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

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KEY WEST,
FLORIDA
33040

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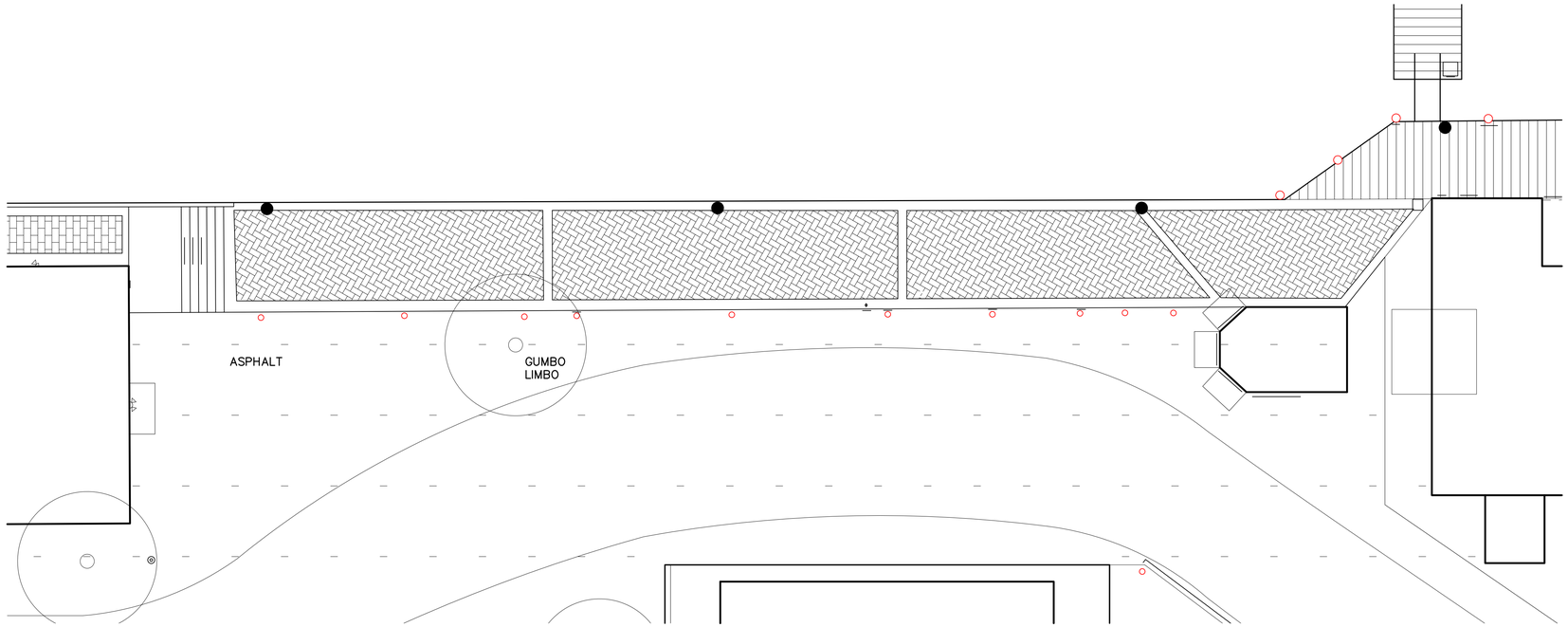
EX-1

KEY WEST HISTORIC SEAPORT

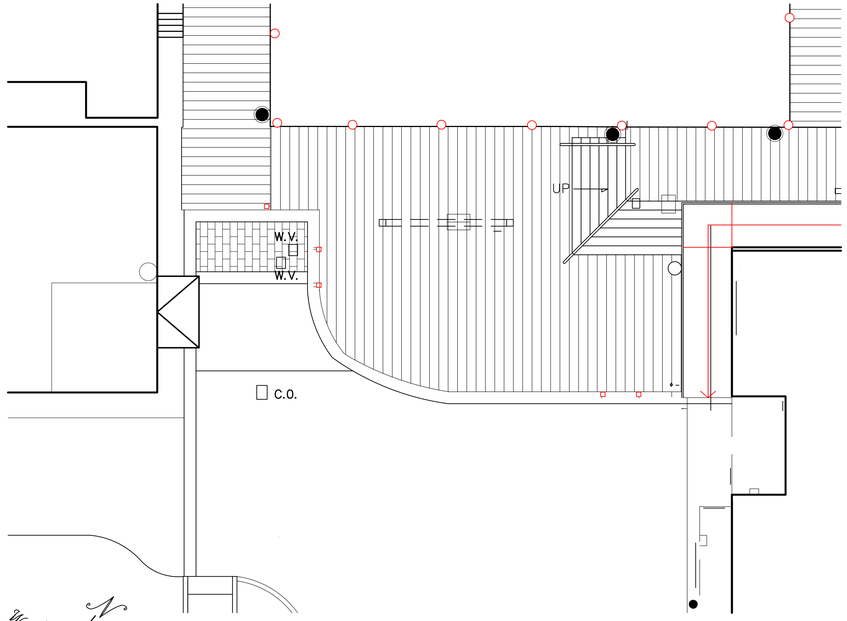
PHASE I

KEY WEST, FLORIDA



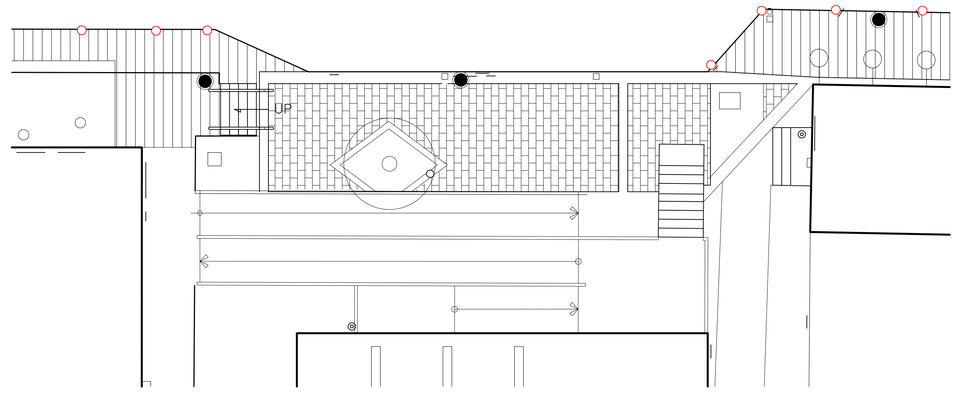
HISTORIC SEAPORT HARBORWALK - AREA #1 (EXISTING)

SCALE: 1/8"=1'-0"



HISTORIC SEAPORT HARBORWALK - AREA #2 (EXISTING)

SCALE: 1/8"=1'-0"



HISTORIC SEAPORT HARBORWALK - AREA #3 (EXISTING)

SCALE: 1/8"=1'-0"

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

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PHASE 1

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NUMBER

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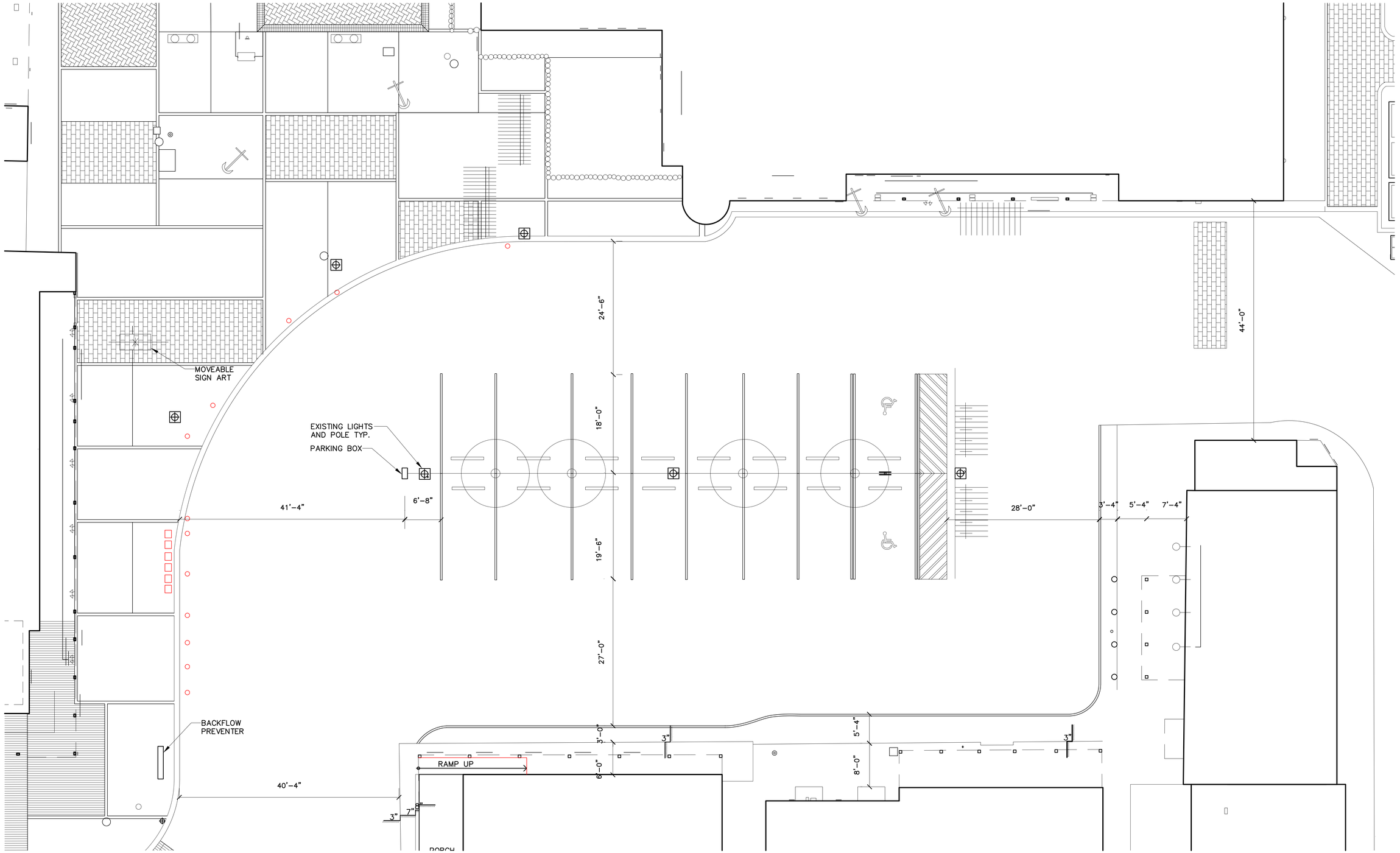
EX-2

KEY WEST HISTORIC SEAPORT

PHASE I

KEY WEST, FLORIDA



HISTORIC SEAPORT HARBORWALK - AREA #5 (EXISTING)

SCALE: 1/8"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

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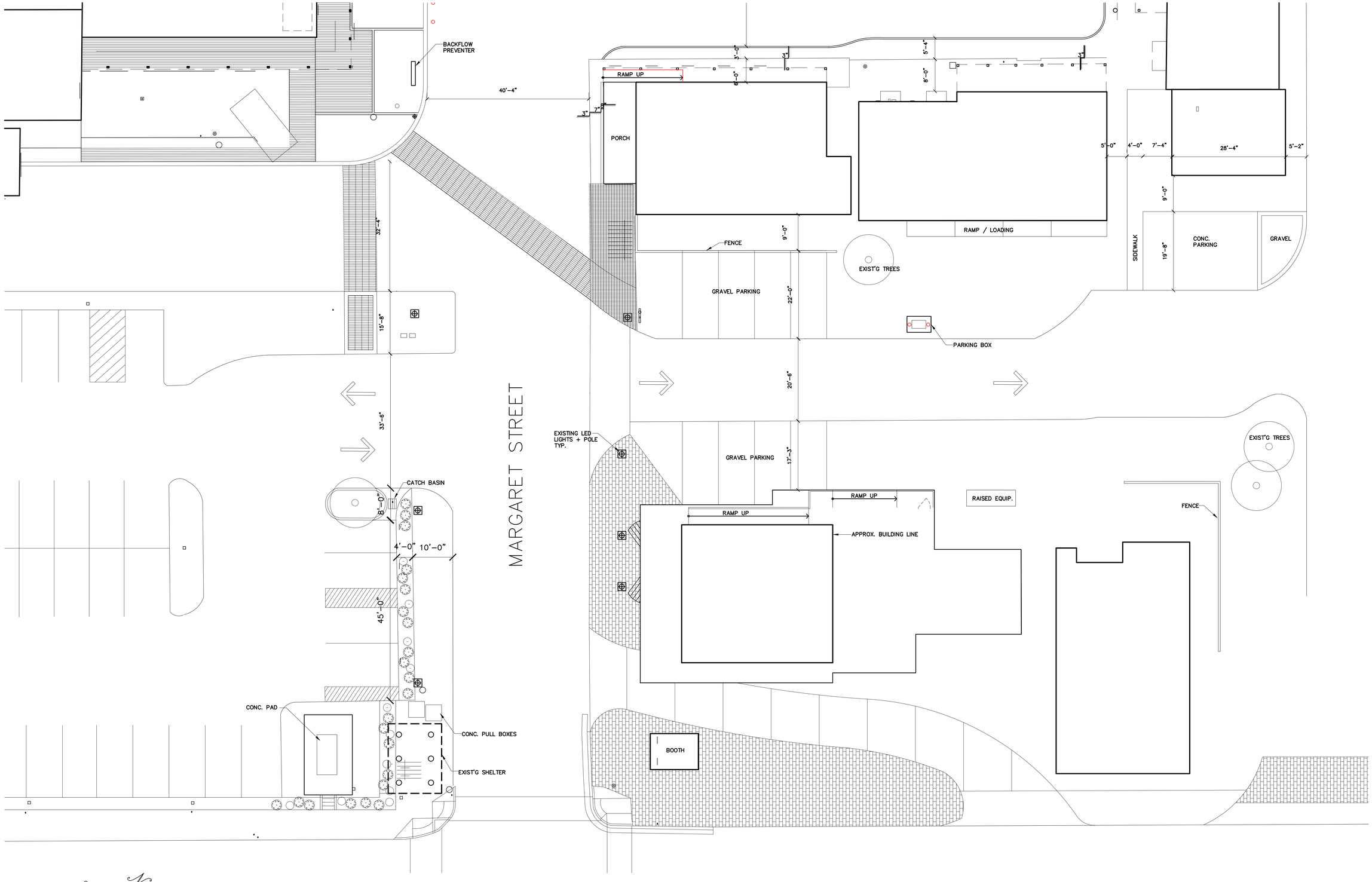
EX-4

KEY WEST HISTORIC SEAPORT
PHASE I
KEY WEST, FLORIDA



HISTORIC SEAPORT HARBORWALK - AREA #6 (EXISTING)

SCALE: 3/32"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
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EX-5

KEY WEST HISTORIC SEAPORT

PHASE I

KEY WEST, FLORIDA